

SEP 14 12 PM 1966

OLLIE E. WORTH
R.M.D.

BOOK 805 - 215

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS OR
PROTECTIVE COVENANTS
APPLICABLE TO CARRIAGE
ESTATES

THESE RESTRICTIONS ARE IN LIEU OF RESTRICTIONS RECORDED IN DEED BOOK 795,
AT PAGE 618, WHICH ARE HEREBY RESCINDED:

The following building restrictions or protective covenants are hereby imposed
on all property of Michael W. Pannell, recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book "PPP", page 15.

These covenants are to run with the land and shall be binding on all persons
claiming under them until January 1, 1990, at which time said covenants shall be
automatically extended for successive periods of ten years unless by vote of a majority
of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate
or attempt to violate any of the covenants herein, it shall be lawful for any person or
persons owning any real property situated in said development or subdivision to prosecute
any proceedings at law or in equity against the person or persons violating or attempting
to violate any such covenant and either to prevent him or them from so doing or to
recover damages or other dues for such violation. Invalidation of any one of these
covenants by judgment or court order shall in no wise affect any of the other provisions,
which shall remain in full force and effect.

1. These lots shall be used solely and exclusively for single-family
residential dwellings, and shall not be used for commercial or business purposes.

2. No building shall be erected, placed, or altered on any building plot in this
subdivision until the building plans, specifications and plot plan showing the location of
such building have been approved in writing as to conformity and harmony of external
design with existing structures in the subdivision, and as to location of the building with
respect to topography and finished ground elevation by a committee composed of
Michael W. Pannell and Joseph A. Pannell, or by representatives designated by said
committee. In the event of the death or resignation of any member of said committee,
the remaining member or members shall have full authority to approve or disapprove such
design and location or to designate a representative with like authority. In the event

(Continued on next page)

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S.C.