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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.H.C.

885 No 158

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS AND PRO-
TECTIVE COVENANTS APPLICABLE
TO LOTS NOS. 66 THROUGH 101 IN
"CEDAR VALE SUBDIVISION, SECTION
TWO", NEAR THE CITY OF GREENVILLE
AS SHOWN ON PLAT RECORDED IN PLAT
BOOK 4F, PAGE 12.

The following building restrictions and protective covenants are hereby imposed on lots 66 through 101 shown on the plat of Cedar Vale Subdivision, Section Two, recorded in Plat Book 4F at page 12 in the RMC Office for Greenville County, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2000, 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.

Lot 81 as shown on said plat has been conveyed to Alton Taylor. Lot 76 as shown on said plat currently has an existing house situate thereon and in so far as these covenants may be violated by any existing improvements on lot 76, they shall be inapplicable to said lot; however, in all other respects these covenants shall apply to lot 76. Lot 72 as shown on said plat shall not be subject to the restrictions herein limiting it to residential use and may be used by multiple family dwellings, a small retail grocery, barber shop, doctor's or dentist's office, or other similar service establishment. However, lot 72 shall not be used for a junk yard, service station, garage, nightclub or similar uses. The restriction or non-restriction of lot 72 is solely and exclusively for the benefit of Colonial Company, Inc. and W. N. Leslie, Inc. and shall not give any lot owner or other person any right, claim or action of any nature.

(Continued on next page)