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OLLIE FARNSWORTH STATE OF SOUTH CARCLINA; )

COUNTY OF GREENVILLE )

RESTRICTIONS AND PROTECTIVE
COVENANTS APPLICABLE
TO PROPERTY OF
BENJAMIN GAUSE

- The following restrictions and protective covenants are hereby imposed by Benjamin Gause, who is the owner of Lots Numbered 1 through 9 of the BENJAMIN GAUSE SUBDIVISION. which lots are cut from properties conveyed to the said Benjamin Gause by Deeds recorded in the R.M.C. Office for Greenville County in Deed Book 833, Page 597, and Deed Book 842, Page 194. As to said 9 lots, which 9 lots are adjacent to other property of Benjamin Gause, it is understood that the covenants are to run with the land and shall be binding upon all persons claiming under them until December 31, 1999. at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument adopted by a vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictions may be amended, changed or altered prior to December 31, 1999, only by a unanimous vote of the then owners of all of said lots.
- 2. If the parties hereto, or any of them or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any such other person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants and either to prevent him or them from so doing, or to recover damages or other dues for such violation.
- 3. 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.
- 4. All lots in said Subdivision shall be residential lots, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted

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