

Oct 13 3 21 PM '11

1044

RESTRICTIVE AND PROTECTIVE COVENANTS APPLICABLE TO THE PROPERTY OF JACK K. WHERRY, KEITT H. SMITH, AND VIVIAN HOKE SMITH, [REDACTED], NEAR SIMPSONVILLE, SOUTH CAROLINA, AS SHOWN IN PLAT BOOK UUU, AT PAGE 31, GREENVILLE, S. C.

1. The following restrictions and protective covenants are hereby imposed by Jack K. Wherry, Keitt H. Smith and Vivian Hoke Smith, who are the owners of all of a tract containing 68.92 acres, more or less, which tract is shown on a plat recorded in the RMC Office for Greenville County in Plat Book UUU, at Page 31. These covenants are to run with the land and shall be binding upon all persons claiming under them until the year 2000, 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 majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictive covenants may be amended, changed or altered prior to the year 2000, only by a unanimous vote of the then owners of all of said property.

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 68.92-acre tract 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 provisions which shall remain in full force and effect.

4. All said 68.92-acre tract shall be used for residential purposes, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any portion of said tract, other than the residence, a detached garage or storage building, and horse or

869251790

350M

RECORD

4328 (W-2)