

111-1-992

S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

13 10 46 AM '79

RESTRICTIVE COVENANTS

DOUGLAS L. TANKERSLEY
R.M.C.

Whereas, the undersigned Robert B. Deans, Trustee for the Prickett Family Trust, owner of the within described premises is desirous of establishing restrictive covenants and easements to enhance the use of the real property;

Now, therefore, it is covenanted and declared as follows:

1. The premises hereby impressed with the restrictive covenants and easements set forth herein is that certain tract of land containing approximately 400 acres as more fully described in Exhibit A attached hereto and made a part hereof (hereinafter called the "subject premises").
2. The within restrictive covenants and easements shall run with the land and shall be binding on all parties and persons claiming under them, their heirs, successors and assigns until January 1, 2050, 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 subject premises, it is agreed to terminate or change said restrictive covenants and easements in whole or in part.
3. If the said Robert B. Deans or his heirs, successors or assigns shall violate or attempt to violate any of the restrictive covenants or easements herein, it shall be lawful for any other person or persons owning all or a portion of the subject premises to prosecute any action at law or in equity available against the person or persons violating or attempting to violate any such restrictive covenants or easements and either to prevent any such person or persons (natural corporations, partnerships, associations, or the like) from so doing or to recover damages or other compensation for such violation, or to enjoin such person from such action.
4. Invalidation of any of these restrictive covenants or easements by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
5. The subject premises shall be used for single-family residential purposes only and minimum house size shall be 1200 square feet heated living area.
6. Tract cannot be divided or sub-divided smaller than 5 acres. Spacing of residences shall be such that there will be no more than one residence per 5 acre tract.
7. No mobile homes or modular homes will be permitted and no travel trailers will be used as residences on the subject premises. No residence on subject premises shall be constructed of sheet metal or exposed exterior concrete block or asbestos siding or other unsightly materials.
8. No junk automobiles or parts thereof, litter or other material of an unsightly nature shall be allowed to remain or accumulate on the subject premises.
9. Until such time as public sewerage disposal facilities shall be available, all sewerage disposal shall be by septic tanks and lines approved by the County Board of Health.

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