

FEB 23 3 40 PM '83

SONNIE WANKERSLEY

STATE OF SOUTH CAROLINA R.M.C. )  
COUNTY OF GREENVILLE )

Building restrictions or protective covenants applicable to Lots 1 - 15 shown on plat of Section I, Quincy Acres, prepared by Freeland & Associates recorded in the R.M.C. Office for Greenville County in Plat Book 9F at Page 42

The undersigned Lollie G. Gibson, the owner of Lots 1 through 8 and lots 10 through 15, and Deborah C. McAfee, the owner of Lot 9 shown on a plat of Section I, Quincy Acres, recorded in Plat Book 9-F at Page 42 in the R.M.C. Office for Greenville County, South Carolina do hereby impose on said lots the restrictions and covenants hereinafter set forth.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2008, 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 shall have been approved in writing as to conformity and harmony of external design and materials 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 Lollie G. Gibson or his designated representative. In the event the said Lollie G. Gibson or his designated representative, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to him, or in the event, if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The powers and duties of Lollie G. Gibson or his designated representative, shall cease on and after January 1, 1993. Thereafter, the approval described in these covenants shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

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