

GREENVILLE
JUL 11 1952
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
RESTRICTIVE COVENANTS

WERRAS, A. L. ECHOLS is the owner of all those certain lots of land situate in the County of Greenville, State of South Carolina, being shown as Lots no. 1 - 19 on a plat entitled Oneal Estates prepared by Lindsey & associates Inc. Surveyors, and recorded in the R. M. C. Office for Greenville County in Vol. 9 - F at Page 45.

WERRAS, the said A. L. Echols is desirous of restricting the said lots, for the interest and protection of the present and future owners of said lots.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That I, A. L. Echols, for and in consideration of the benefit to be hereinafter obtained by me as and when lots are sold by me, do hereby covenant and agree that the following protective restrictions and covenants shall apply, cover and govern the use and occupancy of all the lots of land designated as Lots 1 - 19 of Oneal Estates, recorded in the R.M. C. Office for Greenville County, in Vol. 9 - F at page 45 to be sold and conveyed from this date in said subdivision by me, my heirs and assigns, and each and every of the above lots, when sold by me shall be subject to the following covenants and restrictions; to wit:

Section 1. These restrictive covenants are to run with the land for a period of seven years from the date of recording of this instrument, after which time said covenants shall be automatically extended for successive periods of seven years or until an instrument signed by a majority of the owners of the lots, (with each lot counting as a separate owner, so if one person owns more than one lot he has a vote for each lot owned by him, and this may be done at any time) has been recorded agreeing to change said covenants in whole or in part.

Section 2. 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 subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction 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.

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