STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

FEB 14 3 PM
ELLIE FARNSWORTH
R.M.C.

BUILDING RESTRICTION OR PROTECTIVE COVENANTS APPLICABLE TO PROPERTY OF CENTRAL DEVELOPMENT CORPORATION AS SHOWN ON PLAT MADE BY DALTON & NEVES AND RECORDED IN THE R.M. C. OFFICE FOR GREENVILLE COUNTY ON JANUARY 5, 1952 IN PLAT BOOK B.B. AT PAGES 22-23.

The following building restrictions or protective covenants are hereby imposed by the undersigned who is the owner of all Lots as shown on Plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book B.B. at Pages 22-23.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1976, at which time said covenants shall be automatically extended for successive periods of 10 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 theirheirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other 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. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and on-half stories in height and a private garage for not more than two cars.

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 have been approved in writing as to conformity and harmony of external design 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 Wm. R. Timmons, Jr., Eva McDonald Timmons, and W. T. Patrick, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications