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FILED GREENVILLE CO. S.C. BOOK 630 PAGE 45

JUL 17 12 13 PM 1959

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO BOTANY WOODS SUBDIVISION, FIRST SECTOR, A SUBDIVISION NEAR THE CITY OF GREENVILLE AS SHOWN BY PLAT DATED JUNE 1959 AND TO BE RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY

For Ratification see Deed Book 729 Page 201

WHEREAS, by deed dated April 27, 1959, and recorded in the R. M. C. Office in Deed Book 622, Page 313, by deed dated May 23, 1959, to be recorded, and by deed dated April 27, 1959, and recorded in the R. M. C. Office for Greenville County in Deed Book 622, Page 317, Jas. L. Love, as trustee, and W. W. Wilkins, as trustee, hold the legal title of all persons having or claiming to have any interest in a certain tract of land as shown on plat of Botany Woods Subdivision, First Sector, prepared by Piedmont Engineering Service dated June, 1959, said tract having been surveyed and subdivided as a single subdivision, and

WHEREAS, John S. Taylor, Jr., and R. Read Tull are purchasers under a certain contract to purchase said property which contract is recorded in the R. M. C. Office for Greenville County in Deed Book 620, Page 141-148, and

WHEREAS, the said John S. Taylor, Jr., and R. Read Tull have assigned their right to purchase said property unto Botany Woods, Inc., a corporation organized under the laws of the State of South Carolina, with its principal place of business in Greenville County, S. C., and

WHEREAS, said purchasers and assignee, the said trustees consenting, propose to develop the said property and maintain therein a general uniform scheme of quality, construction, appearance, and alignment in the construction, placement and design of improvements to be built upon said property,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of the mutual covenants and promises herein contained and under good and valuable considerations the parties hereto do by these presents impose the following covenants and restrictions and affirmative covenants upon the sale, transfer or use of the property hereinafter referred to in Section I, Paragraph 1 of these restrictions, which shall be binding upon the parties hereto, their heirs, successors and assigns, purchasers or transferees until January 1, 1989, at which time these covenants shall be automatically extended for successive periods of ten (10) years each, unless by a vote of the majority of the then owners of the lots and tracts affected, it is agreed to change the covenants in whole or in part.

(Continued on Next Page)