

Deed to Lots 53 + 54 sold to W. W. McEachern & Co. Deed Book 754 Page 284

FILED
GREENVILLE CO. S.C.
DEC 28 4 23 PM 1962
CLERK OF COURSE
R.M.C.

RESTRICTIVE COVENANTS FOR SUBDIVISION
KNOWN AS CHANTICLEER, GREENVILLE, S. C.

The undersigned, being the owner of all lots and tracts of land shown on plat of Subdivision known as Chanticleer, property of Chanticleer, Inc., such plat being recorded in the Office of the R. M. C. for Greenville County in Plat Book YY , at page 97 , does hereby impose on the lots and tracts hereinafter designated the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 1995, 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 or abrogate said covenants in whole or in part. In such vote each lot shall be entitled to one vote and only one vote, irrespective of ownership.

If the undersigned, its successors or assigns, any property owner in said Subdivision or anyone else, shall violate or attempt to violate any of the covenants herein contained, 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 dues for such violation.

Invalidation of any one of these covenants shall in no wise affect any of the other provisions which shall remain in full force and effect.

PURPOSE OF RESTRICTIVE COVENANTS

The fundamental object and purpose of these restrictive covenants is to create a harmonious whole in the development or

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