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BOOK 759 PAGE 05

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIVE COVENANTS APPLICABLE TO GARRETT,
REARDEN, GIBSON, AND PICKENS SUBDIVISION

WHEREAS Fred D. Garrett, Mamie W. Garrett, Harrison Rearden, Dr. W. F. Gibson, Myrtle E. Pickens, Algie C. Bates, and Annie J. Bates have purchased a certain tract of land from William Maxwell, a plat of the same being of record in Plat Book GGG at page 105, Office of the Register of Mesne Conveyances for Greenville County; and

WHEREAS, the original parties grantees have and do hereby mutually covenant to protect the division of each parcel including the road, by certain restrictive covenants,

KNOW all men by these presents that the following are the Restrictive Covenants applicable to the Subdivision of the tract hereinbefore mentioned:

1. These covenants are to run with the land and shall be binding on the present and future owners of lots in said subdivision and all persons claiming under them until June 1, 1994, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part. Any such change in the provision of these covenants shall be evidenced by a recording in the proper office of an instrument in writing executed by a majority of the then owners of the lots stipulating what said changes are.

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 property 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.

2. All lots in the tract shall be known and designated as residential lots meaning single family units only. No structure shall be erected, altered, placed or permitted to remain on any plot other than one (1) detached

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