

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MAY 1 10 12 AM 1937

CLERK OF COURTS
R.M.C.

BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS APPLICABLE TO THE PROPERTY SHOWN ON PLAT OF THE PROPERTY OF WILLIAM MAXWELL RECORDED IN R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK QQQ AT PAGE 37.

I. PREAMBLE

These covenants are to run with the land and shall be binding on all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. (No change in this manner can be made within the initial period of twenty-five years.)

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 estate 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 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.

II. AREA OF APPLICATION

The residential area covenants hereinafter set forth under III shall apply in their entirety to all lots in the subdivision above referred to.

III. RESIDENTIAL AREA COVENANTS

1. LAND USE AND BUILDING TYPE. 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

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