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OLLIE FARNSWORTH
R. M. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RESTRICTIONS AND PROTECTIVE COVENANTS APPLICABLE TO ALL LOTS IN PROPERTY OF R. C. AYERS, BROWN DR., ROUTE # 1, SIMPSONVILLE, S. C. AS SHOWN ON PLAT RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK _____ AT PAGE _____.

1. THE RESTRICTIONS AND PROTECTIVE COVENANTS hereinafter set forth shall pertain to all lots or tracts of land shown on a plat of property of R. C. Ayers, Brown Dr. recorded in the R.M.C. Office for Greenville County in Plat Book _____ at Page _____. The said subdivision is located in Greenville County, State of South Carolina, adjacent to Highway 14, Route #1, Simpsonville, S.C.
2. TERM - These Restrictions and Protective Covenants are to run with the land at law and shall be binding upon all parties or persons claiming hereafter for a period of twenty (20) years from the date these Restrictions and Protective Covenants are recorded. From that time, and at the conclusion of each ten (10) year period thereafter, they shall be extended automatically for successive periods of ten (10) years unless and until by a vote of the owners of the majority of said lots, it is agreed to change or alter the said Restrictions and Protective Covenants in whole or in part.
3. ENFORCEMENT - If the subdividers of the owners of any of said lots shall violate or attempt to violate the Restrictions and Protective Covenants herein, it shall be lawful for any other person or persons owning any of said lots to institute any proceedings at law or in equity, including proceedings to enjoin or restrain the threatened or occurring violation and/or to recover from such person or persons any damages suffered by reason of such violation.
4. SEVERABILITY- Invalidation of any one or more of these Restrictions and Protective Covenants by judgement, court order, or otherwise, shall not affect any of the other provisions which shall remain in full force and effect.
5. LAND USE AND BUILDING TYPE - All of the lots in the said subdivision shall ~~not~~ be used for residential purposes only and for the construction thereon of single family dwellings. No structure of a temporary character, tent, shack, garage, barn, trailer, or other outbuilding erected thereon shall be used as a residence on any lot at any time, either temporarily or permanently.

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