

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

building restrictions or protective  
Covenants applicable to Lots 1 through  
102 and Lots 104 through 132 shown  
on plat of Grey Fox Run, prepared  
by C. O. Riddle, Registered Land  
Surveyor on April 8, 1975 and recorded  
in the R. M. C. Office for Greenville  
County in Plat Book at page

The following building restrictions or protective covenants  
are hereby imposed on Lots 1 through 102 and Lots 104 through 132 shown  
on a plat of Grey Fox Run recorded in Plat Book at page  
in the R. M. C. Office for Greenville County, South Carolina.

These covenants are to run with the land and shall be  
binding on all persons claiming under them until January 1, 1985,  
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 said covenants in  
whole or part.

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 property situated in said development of 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 judgement  
or court order shall in no wise affect any of the other provisions,  
which shall remain in full force and effect.

1. These lots shall be used solely and exclusively for  
single-family residential dwellings and shall not be used for  
commercial or business purposes, provided, however, that nothing  
herein shall be construed to prevent the owner, that is to say,  
Threatt-Maxwell Enterprises, Inc., or its successors or assigns,  
from maintaining temporary offices and storage on any lot while the  
subdivision is being developed.

2. No building shall be erected, placed or altered on  
any building plot in this subdivision until the building plans,  
specifications and plot plan showing the location of such building  
shall have been approved in writing as to conformity and harmony of  
external design and materials with existing structures in the subdivision  
and as to location of the building with respect to topography and  
finished ground elevation by a committee composed of T. C. Threatt  
and C. R. Maxwell, or by a representative designated by said committee.  
In the event of the death or resignation of any member of said committee,  
the remaining member shall have full authority to approve or disapprove  
such design and location or to designate a representative with like  
authority. In the event said committee, or its designated representa-  
tive, fails to approve or disapprove such design and location within  
thirty days after said plans and specifications have been submitted to  
it, or in any event, if no suit to enjoin the erection of such buildings  
or the making of such alterations has been commenced prior to the  
completion thereof, such approval will not be required and this covenant  
will be deemed to have been fully complied with. Neither the members  
of such committee, nor their designated representative, will be  
entitled to any compensation for services performed pursuant to this  
covenant. The powers and duties of such committee, and of its  
designated representative shall cease on and after January 1, 1985.  
Thereafter, the approval described in these covenants shall not be  
required unless, prior to said date and effective thereon, a written  
instrument shall be executed by the then record owners of a majority  
of the lots in this subdivision and duly recorded, appointing a