

RESTRICTIVE COVENANTS APPLICABLE
TO MARSHALL COURT

The following protective and restrictive covenants are hereby imposed on all the lots of Marshall Court, as shown on a plat thereof prepared by Piedmont Engineering Service, dated July 24 , 19 50 , which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book T , at page 261 .

It is mutually covenanted and agreed that these covenants and restrictions shall be construed as restrictions and not as conditions subsequent and shall run with the land and be binding on all parties thereto, their heirs and assigns, and upon all parties claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by virtue of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in 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 other person or persons owning any real property situate 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, her or them, from so doing, by obtaining injunctive relief, 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.

(a) All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any resident's lot other than one detached, single family dwelling. Dwellings are not to exceed