

STATE OF SOUTH CAROLINA )  
 R.M.C. )  
 COUNTY OF GREENVILLE ) BUILDING RESTRICTIONS OR PROTECTIVE  
 COVENANTS APPLICABLE TO ELLETSON  
 ACRES AS SHOWN ON PLAT THEREOF RE-  
 CORDED IN THE R. M. C. OFFICE FOR  
 GREENVILLE COUNTY IN PLAT BOOK EE,  
 AT PAGE 161.

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots in "Elletson Acres" as shown by plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book EE, at Page 161. These covenants are to run with the land and shall be binding on all persons claiming under them until July 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners it is agreed to change said covenants in whole or in part. In determining the majority each lot shall have one vote.

If any person shall violate or attempt to violate any of the covenants herein contained, 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 or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of the covenants by judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. 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 single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans (including front, side and rear elevations), specifications (including construction materials), and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished grade elevation by a committee of H. C. Gibson and Analane C. Gibson, or by a representative designated by the members of said committee. The undersigned property owners reserve the right to change or increase the membership of said committee at any time. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative with such authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) 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 its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, or its designated representative, shall cease on and after July 1, 1980. Thereafter the approval described in this covenant 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 representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot lines or nearer to the side street lines than the building lines shown on the recorded plat. In any event no building shall be located on any residential building plot nearer than 40 feet to the

See Deed Book 557 Page 396