

JUN 28 9 00 AM 1957

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. BSWORTH
R.M.C.)

RESTRICTIONS AFFECTING MOUNTAIN
VIEW CIRCLE, OLD RUTHERFORD ROAD

RESTRICTIONS AND PROTECTIVE COVENANTS FOR MOUNTAIN
VIEW CIRCLE AS APPEARS ON PLAT THEREOF IN BOOK W,
PAGE 181, IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY

1. The following restrictions and protective covenants shall apply to subdivision known as Mountain View Circle on Old Rutherford Road, said subdivision being about five miles northwest of Greenville Court House and about one-half mile south of Mountain Creek Church. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1981, at which time said covenants shall automatically terminate unless by a vote of a majority of the then owners of the lots it is agreed in writing to extend said covenants for such period of time as they may see fit.

2. 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 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.

3. 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.

4. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling together with garage and other outbuildings incidental to residential use of the plot. There shall be no stores, shopping centers, or like commercial enterprises in Mountain View Circle. This restriction does not permit of the building of a garage apartment. However, servants' quarters may be provided for over a garage and such quarters may be used in connection with the main residence. It is the intention of this provision to prevent the building of a garage apartment which may be used separate and apart from the main residence. No such apartment shall be allowed in advance of the building of the main residence.

5. Before any building shall be erected, placed or altered, on any building plot, sketches, preliminary plans and specifications shall be submitted to L. T. Batson or L. T. Batson, Jr. who will approve or make recommendations with respect to the building conforming and harmonizing with existing structures or those having been approved and to be constructed. It shall be the duty of L. T. Batson or L. T. Batson, Jr. to see that no building or buildings proposed shall be erected which would tend to devalue the surrounding property. L. T. Batson or L. T. Batson, Jr. shall approve or disapprove said

(Continued on Next Page)