BOOK 746 PAGE 561

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO
18 LOTS SHOWN ON PLAT OF PROPERTY OF
BOTANY WOODS, INC. DATED FEBRUARY 17,
1964, RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK YY, PAGE 178.

WHEREAS, Botany Woods, Inc. is the owner of 18 lots asshown on the above referred to plat and propose to develop said property and to maintain a uniform scheme of quality, construction and appearance and alignment on the construction, placement and design of improvements to be placed upon said lots.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of the mutual covenants and promises herein contained and under good and valuable considerations the parties hereto do by these presents impose the following covenants and restrictions and affirmative covenants upon the sale, transfer or use of the property hereinafter referred to in Section I, Paragraph I of these restrictions, which shall be binding upon the parties hereto, their heirs, successors, and assigns, purchasers or transferrees until January 1, 1989, at which time these covenants shall be automatically extended for successive periods of ten (10) years each, unless by a vote of the majority of the then owners of the lots and tracts affected, it is agreed to change the covenants in whole or in part.

I.

PROPERTY AFFECTED

These restrictive covenants and protective covenants shall apply to the following property:

"ALL those certain lots numbered 8 through 25, inclusive, shown on plat recorded in the RMC Office for Greenville County, in Plat Book YY, page 173."

II.

USES PERMITTED AND PROHIBITED

- 1. All numbered lots shall be used exclusively for single family residential dwellings.
- 2. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence.
- 3. No house trailer shall be placed on any lot either temporarily or permanently.
- 4. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anythings be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.
- 5. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.
- 6. Sewerage disposal shall be by municipal or community sewerage disposal system, or, if by septic tank, in compliance with the specifications of the State Board of Health.

(Continued on next page)

ADD 15 Z AV DM INC