

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
R. M. C. )

RESTRICTIONS AND PROTECTIVE  
COVENANTS APPLICABLE TO CERTAIN  
PROPERTY ON THE NORTH SIDE OF  
THE PELHAM ROAD

WHEREAS, the undersigned own, as tenants in common, a tract which originally contained 232.8 acres, more or less, lying on both sides of the Pelham Road in Butler Township, State and County aforesaid, being more specifically identified as Tract 7, Block 1, Sheet 543.3 on the Tax Maps in the Block Book Department for Greenville County, being the same, less certain parcels heretofore conveyed, which was conveyed to the undersigned Richard F. Watson, Jr. by R. F. Watson by deed dated December 24, 1945 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 284, Page 351, the said Richard F. Watson, Jr. having conveyed an undivided one-half interest to the undersigned, Evelyn P. Watson, by deed dated October 23, 1953 and recorded in said R. M. C. Office in Deed Vol. 483, Page 37; and

WHEREAS, preliminary restrictions and protective covenants were imposed on said property by an instrument dated January 19, 1962, recorded in the R. M. C. Office for Greenville County in Deed Vol. 690, Page 531, but it was contemplated that more definitive restrictions would subsequently be placed upon portions of said property located 500 feet or more from the Pelham Road; and

WHEREAS, the undersigned are desirous of imposing final restrictions and protective covenants on that portion of said property which lies north of the Pelham Road and more than 500 feet distant therefrom;

NOW, THEREFORE, we, the undersigned, Richard F. Watson, Jr. and Evelyn P. Watson, do hereby impose the following restrictions and protective covenants on the property hereinabove described. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1987, after 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. If the parties hereto, or any of them, or their heirs or assigns, 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 or tract 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 accessory buildings incident to residential use, including a private garage, a storage or tool shed, and a greenhouse. The garage may be attached to the main structure.

2. No building, including the dwelling, greenhouse, detached garages and outbuildings shall be erected, placed or altered on any plot in this development until the building plans, specifications, and plot plan showing the location of such building have 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 ground elevation, by a committee composed of Richard F. Watson, Romaine A. Barnes and Evelyn Peyton Watson. 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, to designate a successor or successors to the member or members so dying or resigning, or to designate a representative to act for the committee. In the event said committee or its designated representative fails to approve or disapprove

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