

STATE OF SOUTH CAROLINA : RESTRICTIVE AND PROTECTIVE COVENANTS
COUNTY OF GREENVILLE : FOR HAMMETT PROPERTY

The restrictions and protective covenants hereinafter set forth shall apply to a tract of land containing 12.25 acres, more or less, situated on the Hammett Road, County and State aforesaid, or on any subdivision of the same or parcels sold and conveyed therefrom, being known as the property of E.W. Brewer according to survey and plat by J.C. Hill, Registered Surveyor, recorded in Plat Book _____, page _____, R.M.C. Office for Greenville County, and conveyed by the said E.W. Brewer to Eugene E. Hammett and W.H. Hammett. These covenants are to run with the land and shall be binding on all parties and all persons owning the same until March 15, 1990, at which time the said covenants shall be automatically extended for successive periods of ten years each, unless by a vote of a majority of the then owners of the land it is agreed to change said covenants in whole or in part.

If the parties hereto 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 of the land to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. This property shall be used exclusively for residential purposes and small farming operations incident thereto, and there shall be no commercial ventures, garages, stores, restaurants, junk yards, storage of discarded automobiles, nor any other activity which constitutes objectionable scenes or noises.

2. No dwelling house shall be erected on any portion of said land with less than 1600 square feet of floor space, exclusive of stoops and porches, and the same shall comply with FHA standards of construction; and no shell houses shall be constructed thereon and no houses shall be moved from any other locations and placed on the premises, including house trailers which are forbidden.

3. No livestock shall be permitted upon the premises for commercial purposes and under no circumstances may hogs be kept thereon. However, the owner of any part of this land may keep one pony or one horse and not more than two cows or cattle, provided the premises are kept in a sanitary condition free from objectionable odors.

4. All sewerage disposal shall be by septic tanks meeting the requirements of the County Board of Health.

WITNESS our hands and seals this the 16th day of March, 1965.

Signed, sealed and delivered
in the presence of:

Gerie A. Carpenter
Arnell M. Fawcett

Eugene E. Hammett (SEAL)
Wm. H. Hammett (SEAL)

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