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BOOK 800 PAGE 277

OLLIE FARNSWORTH

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

BUILDING RESTRICTIONS AND PRO-
TECTIVE COVENANTS APPLICABLE
TO LOTS NOS. 1 THROUGH 65 in
"CEDAR VALE SUBDIVISION, NEAR THE
CITY OF GREENVILLE, AS SHOWN ON
PLAT DATED _____ RE
CORDED IN PLAT BOOK 000, PAGE
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The following building restrictions and protective covenants are hereby imposed on lots 1 through 65 shown on the plat of Cedar Vale Subdivision recorded in Plat Book 000 at page 13 in the RMC Office for Greenville County, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots 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, it shall be lawful for any 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. 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.

1. These lots shall be used solely and exclusively for single-family residential dwellings.

2. No building shall be erected, placed or altered on any building plot in this subdivision 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 T. A. Roe, Curtis Welborn, and Clarence B. Baughnight, or by a representative designated by a majority of the members of said committee. In the event of the 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 like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or 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

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