

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

PELHAM ESTATES

Building restrictions or protective covenants applicable to all lots shown on plat of Section 2, Pelham Estates prepared by Piedmont Engineers and Architects, May 12, 1967, and recorded in the RMC Office for Greenville County in Plat Book PPP at page 119.

The following building restrictions or protective covenants are hereby imposed on all of the lots shown on a plat of Section 2 of Pelham Estates recorded in Plat Book PPP at page 119 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, 1986, 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 so violating or attempting to violate 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 remain in full force and effect.

1. These lots shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent the owner, that is to say, McCall-Threatt Enterprises, Inc., or its successors or assigns, from maintaining temporary offices and storage on any lot while the subdivision is being developed.
2. No building shall be erected, placed or altered on any building plat in this subdivision until the building plans, specifications and plot plan showing the location of such building shall have been approved in writing as to conformity and harmony of external design and materials with existing structures in the subdivision and as to location of the building with respect to topograph and finished ground elevation by a committee composed of T. C. Threatt and Alvin

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