

RECORDING FEE
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROTECTIVE COVENANTS APPLICABLE
TO BUXTON, A SUBDIVISION NEAR THE
CITY OF GREENVILLE, STATE OF SOUTH
CAROLINA, AS SHOWN ON PLATS RE-
CORDED IN THE R. M. C. OFFICE FOR
GREENVILLE COUNTY IN PLAT BOOK
4N, PAGES 2, 3 and 4.

The undersigned, Buxton Development Corp, being the owner of all lots and tracts of land located near the City of Greenville, in the County of Greenville, South Carolina, in a subdivision known as Buxton, being shown and designated as Lots Nos. 1 - 115, inclusive, according to two plats entitled "Buxton" and one plat entitled "Addition to Buxton", prepared by Piedmont Engineers and Architects, which plats are recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4N, at Pages 2, 3 and 4, does hereby impose on the lots and tracts shown on said plats the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots it is agreed to change or abrogate said covenants in whole or in part. In such vote each lot shall be entitled to one vote and only one vote, irrespective of ownership.

If the undersigned or any other person or party succeeding the undersigned in ownership, or any person or party whomsoever, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or inequity 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.

The fundamental object and purpose of these protective and restrictive covenants is to create a harmonious whole in the development or subdivision, to prevent the building of any structure which would look odd, cheap or out of keeping, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of