

RECORDING FEE
PAID \$ 1.50

FILED
GREENVILLE CO. S. C.
SEP 28 2 48 PM '71
OLLIE FARNSWORTH
R. M. C.

Vol 926 p. 143

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO
PROPERTY KNOWN AS "PROPERTY OF
JOHN R. AND BERNICE L. JULIAN" SHOWN
ON PLAT MADE BY JONES ENGINEERING
SERVICE, DATED JUNE 24, 1971, AND
RECORDED IN THE R.M.C. OFFICE FOR
GREENVILLE COUNTY IN PLAT BOOK "4 N,"
PAGE 31 AND BEING THE PROPERTY OF
WILLIAM R. JULIAN, AS TRUSTEE.

The undersigned, William R. Julian as Trustee, being the owner of property known as "Property of John R. and Bernice L. Julian", a subdivision by Jones Engineering Service, dated June 24, 1971 and being shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book "4 N", Page 31, pursuant to the authority granted to him as Trustee by deed recorded in the R.M.C. Office for Greenville County in Deed Book 887, Page 639, does hereby agree that the covenants and restrictions hereinafter set forth are to run with the land and shall be binding on all parties and all persons claiming under him until January 1, 1982 at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of the 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 successors or assigns shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situate in said development or subdivision to prosecute any proceeding 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 for such violation. Invalidation of any one of these covenants or restrictions by judgment or Court Order shall in no way affect any of the remaining provisions which shall be in full force and effect.

1. This property shall be used solely and exclusively for one single family residential dwellings. However, any lots may be used for the construction of a building for education or religious purposes.

2. No commercial activity of any sort shall be located in this subdivision.

3. No residence shall be located on any lot nearer than fifty (50) feet from the front line and no dwelling shall be constructed on any lot nearer than eight (8) feet to any side lot line, except that when two or more lots are combined, for one dwelling, then the said eight (8) foot side line set back will apply to the lots as combined.

4. No trailer, basement, tent or shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.

(Continued on next page)