

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.P.
PROTECTIVE COVENANTS APPLICABLE
TO a 44 ACRE TRACT ON THE
SOUTHWESTERN SIDE OF ROPER
MOUNTAIN ROAD OWNED BY JOHN F. DAY,
BEING THAT SAME PROPERTY CONVEYED
TO JOHN F. DAY BY VIRGINIA B. MANN
BY DEED RECORDED IN THE RMC OFFICE
FOR GREENVILLE COUNTY IN DEED
BOOK 921, AT PAGE 54.

VOL 936 PAGE 155

The following restrictions and protective covenants are hereby imposed by the undersigned on that certain forty-four (44) acre tract conveyed to the undersigned by Virginia B. Mann by deed recorded in the RMC Office for Greenville County in Deed Book 921, at Page 54. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until February 1, 1997, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. All lots shall be used for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature or character be used as a residence.

3. No dwelling shall be erected which contains less than 2,000 square feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways; and no two-story dwelling shall be erected thereon which contains less than 1,600 square feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways.

4. No more than one single-family dwelling shall be erected on each 200 ~~square~~ foot frontage of this property.

5. No road shall be cut into this property except as a driveway to service a residence built on any portion of this property.

6. No portion of this property shall be recut into any smaller tract as that originally conveyed by the undersigned to his original grantee, and only one single family dwelling to be erected on each tract conveyed.

7. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

8. Easements for the installation and maintenance of utility and drainage facilities are reserved as shown on the recorded plats.

(Continued on next page)