

but also for the benefit of each and every purchaser of either lot and their heirs and assigns.

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These covenants and restrictions are to run with the land and shall be binding on all parties or persons claiming under them until January 1, 1992, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners, or said lots agree to change said covenants in whole or in part.

If the parties hereto, their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for the Grantor, his heirs, successors or assigns or any other person or persons, owning any part of said real property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either prevent him or them from doing so or to recover damages or other dues for such violation.

Invalidation of anyone 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. This property shall be used solely and exclusively for single family residential dwellings. or subdivided
2. These lots shall not be recut/and no more than one dwelling shall be constructed on either lot.
3. No residence shall be located on any lot nearer than fifty feet from the front line of said lot, nor shall any building be constructed nearer than fifteen feet from any side line.
4. No trailer, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, either temporarily or permanently. No structures of a temporary nature shall be used as a residence. No house trailer shall be permitted on this property.
5. Sewage disposal shall be by a sewer district disposal system or by septic tank complying with the regulations and specifications of the South Carolina State Board of Health.
6. No commercial activity and no noxious or offensive trade or activity shall be carried on ^{on either lot} nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Deed Recorded February 15, 1972 at 5:01 P.M., #21978