

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF - GREENVILLE -
OLLIE FARNSWORTH
R.M.C.:RESTRICTIVE AND PROTECTIVE
COVENANTS FOR G. HAROLD SMITH
AND CHARLIE O. WOLFE, INC. PROPERTY

The restrictions and protective covenants hereinafter set forth shall apply to all that tract of land containing 121.6 acres and being further shown and identified on a survey for Harold Smith dated January 28, 1972, by W. N. Willis, Engineers, and recorded in Plat Book SSS at Page 510, R.M.C. Office for Greenville County. This property is further identified in Deed Book 935 at Page 351 and Deed Book 932 at Page 519, both of which are recorded in the R.M.C. Office for Greenville County.

These covenants are to run with the land and shall be binding on all parties and all persons owning the same until December 31, 1997, at which time the covenants shall be automatically extended for successive periods of ten (10) years each, unless a majority of the then owners of the lots agree to change the covenants in whole or in part.

If the parties hereto or their heirs or assigns 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 within this tract to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. No house shall be built upon this property which contains less than fourteen hundred (1400) square feet of heated floor space, exclusive of carport, garage and porches.

2. All buildings built upon the property shall be for residential, single-family purposes only, and no building shall be erected for business purposes of any kind or nature.

3. No mobile homes, shell homes or shacks or other similar construction shall be placed upon the property to be used as a dwelling either temporary or permanent.

4. No house shall be constructed of cement block, asbestos shingle or aluminum siding. Cement blocks shall be permitted for foundation purposes if said cement blocks are faced with brick.

5. No obnoxious or offensive activity shall be carried on upon the property, nor any conduct which constitutes a disturbance or nuisance shall be permitted. The storage, sale or otherwise handling of alcoholic beverages is forbidden.

6. Owners shall be permitted to construct barns or other out-buildings for the purpose of housing horses or other domesticated animals.

Witness our hands and seals this the first day of March, 1972.

Signed, sealed and delivered
in the presence of

G. Harold Smith
G. Harold Smith

CHARLIE O. WOLFE, INC. BY

Claude P. Hudson

Charlie O. Wolfe, President