

MAY 5 2 50 PM '72

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OLLIE FARNSWORTH  
R. M. C.STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEPROTECTIVE COVENANTS APPLICABLE TO A  
SUBDIVISION KNOWN AS GOLDEN GROVE ESTATES,  
SECTION 1, AS SHOWN ON PLAT RECORDED IN  
THE RMC OFFICE FOR GREENVILLE COUNTY  
IN PLAT BOOK 4R AT PAGE 1

The following restrictions and protective covenants are hereby imposed by the undersigned on all lots in the subdivision known as Golden Grove Estates, Section 1, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 4R at Page 1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 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 only and only single-family residences shall be constructed thereon.

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 950 square feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways.

4. 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.

(Continued on next page)