

similar nature, and any part shall likewise be restricted to such use.

2. No part of the property herein described shall be divided into tracts of less than two (2) acres in size, with frontage on a street or road of less than two hundred (200') feet. No building shall be built nearer than twenty-five (25') feet to a street or road upon which it faces, nor nearer than twenty (20') feet to any side or rear line.

3. All buildings erected on said premises shall be of masonry, or prepainted or prebaked enamel roll-formed metal panels such as are used in pre-engineered steel buildings, or other substantial construction material; those of sheet iron, corrugated iron or other similar inferior building materials are specifically excluded and no temporary buildings, except for use in construction shall be erected.

4. There shall be no outside storage upon said premises unless adequately screened, and there shall be no disposal or refuse or sewage on same.

5. The building or buildings on any one lot shall not occupy more than seventy-five (75%) percent of the lot area, and the unoccupied lot area shall be landscaped to present a reasonably pleasing appearance. Signs upon any lot shall not exceed five (5') feet by ten (10') feet, excepting those that may be erected on the top of any building, which shall not be over fifty (50') feet long, nor twenty (20') feet above the roof of such building.

6. No use shall be made of any lot, nor any industrial or manufacturing activity conducted thereon, which would be objectionable in light industrial or light manufacturing area by reason of excessive odor, noise, vibration, smoke, dust or gasses; nor shall any business be conducted thereon which would constitute a common law nuisance in such an area or increase the fire hazard to adjoining properties. The operation or maintenance of a junk yard or similar salvage operation on any portion thereof is prohibited.

7. Adequate off-street parking shall be provided on the premises for the employees of any business located thereon.

8. No loading docks or platforms shall adjoin or front upon any street or road except where the building is located so that there are streets on four sides of it, the loading docks or platforms shall be on the side or rear of the building.

9. Invalidation of any one or more of these protective covenants by judgment, court order or otherwise shall not affect the remaining covenants, and the remaining covenants shall remain in full force and effect.

10. The foregoing conditions and restrictions shall constitute an encumbrance upon the property hereby conveyed and be effective for a period of twenty-five (25) years from the date hereof, and no longer.

These restrictions may be waived and/or released, in whole or in part, upon approval of the owner or owners of a majority of that parcel of land containing approximately fifty (50) acres (45 to 50), lying between U. S. Highway #276 and the Laurens Road, extending eastward from Greenville County school property, formerly owned by Pearle R. Daniel, from which subject property is carved; said waiver or release shall be evidenced by a duly executed instrument in writing, recorded in the Register of Mesne Conveyances for said county, specifying the provisions hereof that are thereby waived or released. Provided, however, any person, firm or corpora-