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DONNIE S. TANKERSLEY
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STATE OF SOUTH CAROLINA) RESTRICTIONS AND PROTECTIVE COVENANTS
) APPLICABLE TO THE R. L. COOPER, JR.
COUNTY OF GREENVILLE) SUBDIVISION, EAST GEORGIA ROAD.

The following restrictions and protective covenants are hereby imposed on nine (9) tracts of land, all owned on the date of this instrument by R. L. Cooper, Jr., and located on the West side of the East Georgia Road in Austin Township, Greenville County, South Carolina, said nine tracts containing 26 acres, more or less, being a portion of the 169.6 acre tract conveyed to the said R. L. Cooper, Jr. by deed of H. L. Cooper on the 17th day of May 1971, this deed of record in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 915 at Page 219. A plat of the 169.6 acre tract is recorded in said R.M.C. Office in Plat Book JJJJ at Page 41, and a plat of the 9-tract subdivision to which these restrictions and protective covenants apply is to be recorded herewith.

The restrictions and protective covenants set forth below are imposed for the benefit of each and every subsequent purchaser of lots and/or acreage from this property and for the benefit of any of the property retained by the said R.L. Cooper, Jr.

These restrictions and protective covenants are to run with the land and shall be binding upon all parties or persons claiming hereafter until July 6, 1988. From that time and at the conclusion of each ten-year period thereafter, said covenants and restrictions shall be extended automatically for successive periods of ten (10) years, unless and until by a vote of the owners it is agreed to change or to alter the restrictions and covenants in whole or in part.

If the subdivider or the owners of any of said lots and/or acreage shall violate or attempt to violate the restrictions and protective covenants herein, it shall be lawful for any other person or persons owning any of said property to prosecute such person or persons in any proceedings at law or in equity necessary to enjoin or restrain the threatened or occurring violation and/or to recover from such person or persons any damages suffered by reason of such violation.

Invalidation of any one or more of the restrictions and protective covenants by judgment, court order, or otherwise, shall not effect any of the other provisions which shall remain in full force and effect.

Further, the covenants and restrictions are intended to supplement and are not intended to contradict any zoning or other lawful rules promulgated by the Greenville County Planning and Development Commission.

THE RESTRICTIVE AND PROTECTIVE COVENANTS ARE:

1. All of the lots and/or acreage in the Subdivision shall be used for residential purposes only and for the construction thereon of single family dwellings.
2. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on any of the lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence; except, however, the owner of the lot and/or acreage may use a mobile home for his residence for a period not to exceed twelve (12) months during construction of his permanent residence.
3. No dwelling shall be constructed of cement brick or cement block.
4. All dwellings constructed on these lots and/or acreage shall have not less than one thousand five hundred (1,500) square feet on the ground floor. In determining this floor space, carports, attached garages, and porches shall not be included.
5. No type business operation of any nature shall be permitted on any of the lots and/or acreage in this Subdivision; and further, no noxious or offensive trade or practice which shall constitute a nuisance or be in violation of the law shall be carried on or conducted on any of the lots and/or acreage or on any portion thereof.