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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
DONNIE S. TANNER)
COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS OR PROTECTIVE
COVENANTS APPLICABLE TO LOTS SHOWN
ON PLAT OF EASTGATE VILLAGE RECORDED
IN PLAT BOOK 48 AT PAGE 31
IN THE R.M.C. OFFICE FOR GREENVILLE
COUNTY

The following building restrictions or protective cove-
nants are hereby imposed on lots as shown on a plat of Eastgate Village
recorded in Plat Book 48 at Page 31 in the R.M.C. Office for
Greenville County, South Carolina.

These covenants are to run with the land and shall be
binding on all persons claiming under them until January 1, 1989, at
which time said covenants shall be automatically extended for successive
periods of ten years unless by vote of a majority of the then owners of
the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or
assigns, shall violate or attempt to violate any of the covenants herein,
it shall be lawful for any person or persons owning any real property
situated in said developemnt or subdivision to prosecute any proceedings
at law or in equity against the person or persons violating or attempt-
ing to violate any such covenant or either to prevent him or them from
so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment
or court order shall in no wise affect any of the other provisions,
which shall remain in full force and effect.

1. These lots shall be used solely and exclusively for
single-family residential dwellings and shall not be used for commercial
or business purposes, provided, however, that nothing herein shall be
construed to prevent the owner, that is to say, Threatt-Maxwell Enter-
prises, Inc., or its successors or assigns, from maintaining temporary
offices and storage on any lot while the subdivision is being developed.
It is also specifically understood that the area designed as "Recreation
Area" is not covered by these restrictions

2. No building shall be erected, placed or altered on
any building plot in this subdivision until the building plans, specifi-
cations and plot plan showing the location of such building shall have
been approved in writing as to conformity and harmony of external design
and materials with existing structures in the subdivision and as to
location of the building with respect to topography and finished ground
elevation by a committee composed by T. C. Threatt and C. R. Maxwell,
or by a representative designated by said committee. In the event of
the death or resignation of any member of said committee, the remaining
member shall have full authority to approve or disapprove such design
and location or to designate a representative with like authority.
In the event said committe, or its designated representative, fails
to approve or disapprove such design and location within thirty days
after said plans and specifications have been submitted to it, or in
any event, if no suit to enjoin the erection of such buildings or the
making of such alterations has been commenced prior to the completion
thereof, such approval will not be required and this covenant will be
deemed to have been fully complied with. Neither the members of such
committee, nor their designated representative, will be entitled to
any compensation for services performed pursuant to this covenant.
The powers and duties of such committee, and of its designated repre-
sentative, shall cease on and after January 1, 1989. Thereafter, the
approval described in these covenants shall not be required unless,
prior to said date and effective thereon, a written instrument shall
be executed by the then record owners of a majority of the lots in this
subdivision and duly recorded, appointing a representative or repre-
sentatives, who shall thereafter exercise the same powers previously
exercised by said committee.

(continued on next page)

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