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GREENVILLE CO. S. C.  
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DORRIS S. TANKERSLEY  
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RESTRICTIVE AND PROTECTIVE COVENANTS APPLICABLE TO THE PROPERTY OF SMITH & BROOKS, INC., TRUSTEE FOR DAVID ALVIN COLEMAN, JR., ET AL, LOCATED ON BOTH SIDES OF GREENPOND ROAD AND TOUCHING McCARTER ROAD, BEING THAT PROPERTY DESCRIBED IN A TRUST AGREEMENT RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 1066, PAGE 298.

1. The following restrictions and protective covenants are hereby imposed by Smith & Brooks, Inc., Trustee of all of the property as shown in the Trust Agreement recorded in the R.M.C. Office of Greenville County in Deed Book 1066, Page 298. These covenants are to run with the land and shall be binding upon all persons claiming under them until the year 2010, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument adopted by a vote of majority of the then owners, agreeing to change said covenants in whole or in parts, is placed upon record. These restrictive covenants may be amended, changed or altered prior to 2010, only by a unanimous vote of the then owners of all of said lots.
2. If the parties hereto, or any of them, or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any such other person or persons owning any real property situated in said subdivisions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants and either to prevent him or them from so doing, or to recover damages or other dues for such violation.
3. Invalidation of any one of these covenants by judgment or Court Order shall in no way effect any of the provisions which shall remain in full force and effect.
4. All lots shall be residential lots, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any lot other than the residence, a detached garage or storage building, and horse or cattle stable or barn without first being approved by the architectural committee composed of the stockholders of Smith & Brooks, Inc.

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