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DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

R.H.C. RESTRICTIVE COVENANTS
AND EASEMENTS

1197-835

Whereas, the undersigned James D. Casteel owner of the within described premises is desirous of establishing restrictive covenants and easements to enhance the use of the real property in accordance with its natural, scenic condition;

Now, therefore, it is covenanted and declared as follows:

1. The premises hereby impressed with the restrictive covenants and easements set forth herein is that certain tract of land containing approximately 149.87 acres as more fully described in Exhibit A attached hereto and made a part hereof (hereinafter called the "subject premises").
2. The within restrictive covenants and easements shall run with the land and shall be binding on all parties and persons claiming under them, their heirs, successors and assigns until January 1, 2000, 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 subject premises, it is agreed to terminate or change said restrictive covenants and easements in whole or in part.
3. If the said James D. Casteel or his heirs, successors or assigns shall violate or attempt to violate any of the restrictive covenants or easements herein, it shall be lawful for any other person or persons owning all or a portion of the subject premises to prosecute any action at law or in equity available against the person or persons violating or attempting to violate any such restrictive covenants or easements and either to prevent any such person or persons (natural, corporations, partnerships, associations, or the like) from so doing or to recover damages or other compensation for such violation, or to enjoin such person from such action.
4. Invalidity of any of these restrictive covenants or easements by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
5. The subject premises shall be used for single-family residential purposes only. Lots numbered 5, 6, 21 and 22 may be each divided into no more than 2 lots to accommodate one residence on each part. Otherwise none of the tracts can be further subdivided and only one principal residence shall be allowed on any tract regardless of the size of such tract.
6. No building shall be located nearer than fifty feet from any boundary line of the premises on which it is situate.
7. No mobile homes will be permitted and no travel trailers will be used as residences on the subject premises. No building on subject premises shall be constructed of sheet metal or exposed exterior concrete block or asbestos siding or other unsightly materials.
8. No cattle, hogs, horses, poultry or other livestock or domestic pets shall be kept upon the subject premises except in numbers reasonable for the size and location of any tract of the subject premises. Owners shall not raise any type or class of bird or animal primarily for commercial sale. No domestic bird or animal, as hereinabove described, shall be allowed to become a nuisance or cause unsanitary conditions to develop to any neighboring premises. Said domestic birds and animals shall be kept on the given owner's premises and not allowed to trespass upon any other owner's premises.
9. No junk automobiles or parts thereof, litter or other material of an unsightly nature shall be allowed to remain or accumulate on the subject premises.
10. James D. Casteel reserves the right to sell tracts of land from the subject premises, subject to the within restrictive covenants and easements.
11. Until such time as public sewerage disposal facilities shall be available, all sewerage disposal shall be by septic tanks and lines approved by the State Board of Health.
12. No noxious, offensive or illegal trade activities or other activities shall be carried on upon the subject premises; nor shall anything be done thereon which may or become a nuisance to any other owner of the subject premises.
13. The subject premises shall be retained predominantly in its natural scenic condition. Use of the subject premises shall at all times be guided by concern for the natural environment, ecological

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