

STATE OF SOUTH CAROLINA) Building restrictions or protective
) Covenants applicable to Lots 1
) through 9 shown on plat of Hearth-
) stone Estates prepared by Freeland
 COUNTY OF GREENVILLE) and Associates on September 21, 1979
) and recorded in the RMC Office for
) Greenville County in Plat 7-C
) at Page 71.

FILED
 20. S. C.
 1980
 W. H. WISLEY

0338

The following building restrictions or protective covenants are hereby imposed on Lots 1 through 9 shown on a plat of Hearthstone Estates recorded in Plat Book 7-C at Page 71 in the RMC 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, 1990, 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 by 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 development of subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and 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 Anthony W. Abercrombie, or his successors or assigns, from maintaining temporary offices and storage on any lot while the subdivision is being developed.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, 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 finishing ground elevation by Anthony W. Abercrombie, or by a representative designated by Anthony W. Abercrombie. In the event the said Anthony W. Abercrombie or his 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 said Anthony W. Abercrombie, nor his designated representative, will be entitled to any