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FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S.C. PROTECTIVE COVENANTS APPLICABLE TO PROPERTY
COUNTY OF GREENVILLE NOV 21 3 13 PM '85 DAVID L. PEARCE AS SHOWN ON PLAT RECORDED
DONNIE S. TACKERSON R.M.C. IN THE RMC OFFICE FOR GREENVILLE COUNTY IN
PLAT BOOK 10-M, PAGE 49.

WHEREAS, the lots in the above-named subdivision are not subject to any covenants at this time, and

WHEREAS, the owner of the lots as shown on said plat is desirous of providing a uniform scheme of quality, construction and appearance of all improvements to be built upon said property for the protection of himself and all future owners.

NOW, THEREFORE, these restrictive covenants shall apply to all numbered lots appearing on the plat of David L. Pearce Property recorded in the RMC Office for Greenville County in Plat Book 10-M, Page 49.

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from date, at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless by vote of majority of then owners of said lots it is agreed to change said covenants in whole or in part.

2. If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such persons to prevent him from violating or attempting to violate the covenants or to recover damages for such violation.

3. 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.

4. All lots in the subdivision referred to above shall be used solely and exclusively for residential dwellings and shall not be used for commercial or business purposes.

5. Any mobile home placed on any lot shall be underpinned on foundation skirted with concrete block or better.

6. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood.

7. No vehicle of any type shall be parked on any lot for the purpose of making repairs to the same or stored for any other than emergency repairs by the owner of any lot and no commercial repairs of any vehicle shall be allowed on any lot.

8. The forty (40') foot private road shown on the plat of said property is dedicated to the use of all of the property owners, their heirs and assigns. All of the owners herein shall be jointly responsible for the

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