

300

FILED
GREENVILLE CO. S. C.

Mar 24 4 42 PM '71
OLLIE FARNSWORTH
R. M. C.

VOL 911 PAGE 287

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIVE AND PROTECTIVE
COVENANTS

WHEREAS, Walter W. Goldsmith and William R. Timmons, Jr., hereinafter referred to as Developer, own a tract of land located on both sides of Haywood Road, near the City of Greenville, South Carolina, as shown on a plat prepared by Carolina Engineering, dated March 3, 1967, as revised through March 19, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-F, at Page 62, reference to which is hereby made, and which tract is designated "Section A" on said revised plat,

NOW, THEREFORE; for and in consideration of the mutual covenants existing or hereafter to exist by and between Developer, their heirs and assigns, and the grantee or grantees of any site or lot lying within the boundaries of Tract A, the Developer does hereby adopt and place the following restrictions and covenants upon any and all sites and lots within such tract, hereinafter referred to as PELHAM EXECUTIVE PLAZA:

1. DEFINITIONS:

(a) Developer means Walter W. Goldsmith and William R. Timmons, Jr., their heirs, executors, administrators, successors and assigns, and, for the purposes of these restrictions, includes such acting Committee as may be appointed by Developer.

(b) Owners means any and all owners of any of the real property located in Pelham Executive Plaza, his her or its, heirs, executors, administrators, successors or assigns.

2. PROHIBITED USES. No lot shall be used for any purpose or business which is considered dangerous or unsafe, or which constitutes a nuisance, or is noxious or offensive. No structure shall be erected, used or permitted on any lot for purposes other than professional and business offices or other use approved by Developer.

3. CONSTRUCTION MATERIALS. Exterior walls of all buildings shall be of masonry construction, its equivalent, or better. The use of materials shall be subject to the approval of the Developer, or such committee as he may appoint.

4. PARKING. Owners of lots shall not permit themselves, their employees or tenants to park during business hours on public streets within Pelham Executive Plaza. It will be the responsibility of such owners, their successors, assigns, or other persons holding under them to provide adequate

(Continued on next page)

Handwritten notes on the right margin:
Aug 11, 1988
Sept 2, 1988
Dad Rt. 1334 page 651-698
Dad Rt. 1337 page 129