

12502  
MAY 26 1949

FILED  
GREENVILLE CO. S.C.  
STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE. MAY 26 3 10 PM 1949

BUILDING RESTRICTIONS OR PROTECTIVE COVE-  
NANTS APPLICABLE TO Essex Court  
BELONGING TO Central Development Corp.  
AS SHOWN ON PLAT ENTITLED Essex Court  
MADE BY Dalton & Neves ENGINEERS  
AND DATED May 1949

THE FARMERS' BANK  
R.M.C.

The following building restrictions are hereby imposed by the undersigned who is the owner of lots listed above shown on Plat of Essex Court, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book W at Pages 31.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1969, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in 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 other person or persons owning any real property situated in said development or 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. All lots listed herein shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling and a private garage for not more than two cars.

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 have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Wm. R. Timmons, Jr., D. E. Mullikin, and W. T. Patrick, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee,

*For Amendments to Building Restrictions see Deed Book 481 Page 99*