

JUN 21 1965

16722

BOOK 528 PAGE 471

STATE OF SOUTH CAROLINA,)
) BUILDING RESTRICTIONS OR PROTECTIVE
) COVENANTS APPLICABLE TO "MORNINGSIDE
) EXTENSION" AS SHOWN ON PLAT MADE BY
) J. MAC RICHARDSON AND RECORDED IN THE
) R. M. C. OFFICE FOR GREENVILLE COUNTY
) IN PLAT BOOK FF , PAGE 306
COUNTY OF GREENVILLE)

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots in "Morningside Extension" as shown by plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book FF , at page 306 . These covenants are to run with the land and shall be binding on all persons claiming under them until April 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a majority of the then owners 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 contained, it shall be lawful for any other person, or persons, owning any real property situate 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 the 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. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height 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 (including front, side and rear elevations), specifications (including