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JOHN W. S. HANCOCK, JR.
RECORDER

Vol 1044 p. 657

RESTRICTIVE AND PROTECTIVE COVENANTS APPLICABLE TO THE PROPERTY OF T. CARL FERGUSON, ENTITLED FERGUSON ESTATES NEAR SIMPSONVILLE, SOUTH CAROLINA, LOTS 1 THROUGH 5 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5 P AT PAGE 49, GREENVILLE COUNTY, SOUTH CAROLINA.

1. The following restrictions and protective covenants are hereby imposed by T. Carl Ferguson, who is the owner of all of the lots, as shown on Plat of Ferguson Acres, recorded in the PMC Office for Greenville County in Plat Book 5 P at page 49. These covenants are to run with the land and shall be binding upon all persons claiming under them until the year 2000, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument adopted by a vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictive covenants may be amended, changed or altered prior to 2000, only by a unanimous vote of the then owners of all of said lots.

2. If the parties hereto or any of them, or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any such other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants and either to prevent him or them from so doing, or to recover damages or other dues for such violations.

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 said subdivision shall be residential lots, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any lot other than the residence, a detached garage or storage building, and horse and cattle stable or barn, that first approved by any two of the architect committee composed of T. Carl Ferguson, William H. Chapman and William F. Davis.

5. No livestock, such as swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any said lots. Likewise, no chickens,

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R. B. B.