

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 9 2 45 PM 1965

FILED
3.11.65

WHEREAS, the undersigned are the owners of Lots 2-12 inclusive, and Lots 60-89, inclusive, in Roland Heights near Simpsonville, in the County of Greenville, State of South Carolina, as shown on a plat entitled "Map of Roland Heights" made by W. J. Riddle, Surveyor, July, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book S at page 34, and

WHEREAS, said lots are subject to restrictions imposed thereon by Jeff R. Richardson, as Trustee, by instrument dated September 22, 1950, and recorded in the R. M. C. Office for Greenville County in Deed Book 419 at page 331, and

WHEREAS, said restrictions by the terms of said instrument, in the absence of an extension thereof as provided therein, terminate on September 22, 1960, and the undersigned are desirous of prohibiting the operation of certain business enterprises upon the above numbered lots until September 22, 1980,

KNOW ALL MEN that in consideration of One (\$1.00) Dollar and the mutual agreements herein expressed the undersigned, being all the owners of the aforementioned Lots 2-12, inclusive, and Lots 60-89, inclusive, of Roland Heights hereby agree to further restrict said lots as follows:

(a) That no alcoholic beverages, including beer and wine, shall at any time be sold on said lots;

(b) That none of said lots shall be used for the operation of any place of business or entertainment in which dancing or gambling is permitted or alcoholic beverages are consumed;

(c) That the additional restrictions provided in (a) and (b) above shall be effective until September 22, 1960, shall run with the land, and shall bind the owners of said lots until said date.

(d) This Agreement shall not be binding upon the undersigned unless:

(1) A manufacturing company purchases a tract of land in the vicinity of Roland Heights and proceeds, before December 1955, with the construction of a manufacturing plant

building, and (2) unless the manufacturing company which purchases land in the vicinity of Roland Heights places on record in the R.M.C. Office for Greenville County, South Carolina, restrictions, extending to September 22, 1960, prohibiting the use of the said land for any purpose except (a) for the purposes of manufacturing and selling manufactured products and all things reasonably necessary to the accomplishment of or associated with the said manufacturing and selling products manufactured by it or its successors or assigns, and/or (b) residential, farming or grazing purposes.

JMB