

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) RESTRICTIVE COVENANTS
 APPLICABLE TO
 PROPERTY OF TAFT ENTERPRISES, INC.

WHEREAS, the owner of the property hereinafter described has adopted a uniform scheme and plan for the development of a neighborhood shopping center and desires to insure the use and benefit of the same to himself and future owners by maintaining the value and attractiveness of the entire property for the such uses and purposes;

NOW, THEREFORE, the undersigned owner does by these presents bind itself, its successors and assigns, to perform all of the covenants, conditions, restrictions, obligations and limitations hereinafter set forth with respect only to the following described property, to wit:

All those pieces, parcels or lots of land situate, lying and being on the northerly side of Camp Road (also known as Rutherford Road) near the City of Greenville, South Carolina, being known and designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 on a plat of the Property of Taft Enterprises, Inc. made by C. O. Riddle, Engineer, in October, 1959, and recorded in the R. M. C. Office for Greenville, County, S. C. in Plat Book "TT", at page 65, together with a certain fifty (50) foot road on the westerly and southerly boundaries of said lots, the same being more particularly described by metes and bounds, to wit:

Beginning at an iron pin on the northerly side of Camp Road, at the corner of property of Shriner's Hospital, (said iron pin being N. 51-40W., 33 feet, more or less from the center of Camp Road) and running thence N. 24-28E., 51.5 feet to an iron pin; thence N. 24-28 E., 450 feet to an iron pin; thence along the line of other property belonging to Taft Enterprises, Inc., N. 51-40 W., 251.5 feet to an iron pin; thence along the westerly side of a fifty foot road S. 24-28 W. 501.5 feet to an iron pin on the line of property of Shriner's Hospital; thence along the aforesaid line S. 51-40E., 251.5 feet to an iron pin; the beginning corner, the same being a part of that certain tract of land conveyed to Taft Enterprises by deed of Gertrude Irene Mix, et. al., dated May 8, 1959 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 623, at page 325.

1. The aforescribed tract shall be known and designated as a neighborhood shopping center and all lots shall be used only for business and commercial uses and purposes, which shall include, but shall not be limited to the erection, placing, altering and maintenance of offices, drug stores, grocery stores, bakeries, notion and variety stores, barber and beauty shops, theatres, service stations, laundries, banking and financial offices, restaurants and any and all types and kinds of retail and wholesale sales and services establishments customarily found in neighborhood shopping centers. No factory, heavy manufacturing establishment, residential building, tavern or saloon (other than a legitimate restaurant business selling or offering for sale alcoholic beverages) shall be erected, altered, placed or permitted to remain on any lot.

2. No excavation or grading shall be made upon the premises except for foundations, walls, basements and cellars of any buildings and improvements to be erected upon any lot or lots.

3. No building shall be erected, altered or permitted to remain on any lot nearer to the Camp Road (Rutherford Road), or further distant from the same,

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For Cancellation of Restrictive Covenants see Deed Book 763 Page 286