

STATE OF SOUTH CAROLINA )

RESTRICTIVE COVENANTS

COUNTY OF GREENVILLE )

WHEREAS, We, Hovey Edens and Ethel A. Edens, in conjunction with a sale of a certain lot to Edward J. Gray, desire to place restrictive covenants upon the land being conveyed to Gray and upon the remaining land of said tract belonging to us;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we, the said Hovey Edens and Ethel A. Edens, do hereby impose the restrictive covenants set forth herein, upon the following described land:

ALL that tract of land in the County of Greenville, State of South Carolina, being all of the land conveyed to us by deeds of Edna Holtzclaw, recorded in the R. M. C. Office for Greenville County in Deed Book 264 at page 216, and of Wansley S. Walker, recorded in said R. M. C. Office in Deed Book 276 at page 413, and being all of said property except that lot heretofore sold by us to Hammett by deed recorded in said R. M. C. Office in Deed Book 307 at page 262. This property lies on Brushy Creek Road, Chick Springs Township, and contains approximately 20 acres.

These covenants shall be for the benefit of all persons who may at any time own an interest in this property or any part thereof; and may be enforced by action for injunction, or for damages, or both.

The said property is restricted as follows:

1. No trailer, shack, or other temporary structure shall be used as a dwelling; and in no event shall any trailer or mobile home be placed upon the property.

2. No residence shall be erected which costs less than \$12,000.00; or which in size, workmanship and materials is less than the equivalent of a \$12,000.00 residence, as of the date of this covenant.

3. The foregoing restrictions do not constitute a prohibition against use of the property for other than residential

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