

This conveyance is made subject to the following easements and covenants running with the land, to-wit:

(1) General Covenants:

- (a) Grantees shall commence work on the improvements in accordance with plans approved by the Grantor not later than twelve months from the date of this instrument and shall diligently prosecute such, and shall complete the improvements within 365 consecutive calendar days from the date of this instrument.
- (b) Promptly after completion of the improvements in accordance with the approved plans and provisions of this instrument, the Grantor shall furnish Grantees an appropriate instrument certifying to the satisfactory completion of the improvements. Such certification shall be in a form recordable in the RMC Office of the Greenville County Courthouse.
- (c) The Grantees agree for themselves, their successors and assigns, to or of the property or any part thereof, that the Grantees and such successors or assigns shall: (1) not discriminate upon the basis of color, race or national origin in the sale, lease or rental or in the use or occupancy of the property or any improvements erected or to be erected hereon or on any part thereof; that this covenant shall be binding to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by (a) said Redevelopment Authority, its successors and assigns, (b) The City of Greenville, South Carolina and the County of Greenville, South Carolina and any successor in interest to the property, or any part thereof, (c) the owner of any other land or of any interest in such land within the project area which is subject to the land use requirements and restrictions of the Urban Renewal Plan and (d) the United States, against the purchasers, their successors and assigns and every successor in interest to the property or any part thereof or interest therein, and any party in possession or occupancy of the property or any part thereof.

In amplification, and not in restriction of Section 1-c (1) it is intended and agreed that said Redevelopment Authority and its successors and assigns shall be deemed beneficiaries of the covenants provided in this instrument, and the United States shall be deemed a beneficiary of the covenant provided in Section 1-c (1) hereof, both for and in their or its own right and also for the purposes of protecting the interest of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of The Redevelopment Authority and the United States, for the entire period during which said covenants shall be in force and effect, without regard to whether the agency or the United States has at any time been, remains or is an owner of any land or interest therein to or in favor of which such covenants relate. Said Redevelopment Authority shall have the right, in the event of any breach of any such covenants, and the United States shall have the right in the event of any breach of the covenant provided in Section 1-c (1) hereof, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of covenant, to which it or any other beneficiaries of such covenant may be entitled.

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