

FILED
GREENVILLE CO. S. C.

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)AP 23 11 01 AM '76
DONNIE S. TANNER SLET
R.M.C.

RESTRICTIVE COVENANT

We, the undersigned, Dennon O. Jones, Lawrence E. McNair and Milford D. Kelly, fee owners of the real property described hereinafter, do hereby make the following declarations as to limitations, restrictions and uses to which the property may be put, hereby specifying that these declarations shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties, and persons claiming under them, for the benefit of and limitation upon all future owners of the property, this declaration of restriction being designed for the purpose of assuring the orderly development of the property as a shopping center, and preventing unfair competitive practices.

The restriction is that the undersigned owners of the property hereinafter described, having sold a parcel of land to W.J.W., Inc. (which parcel is reflected in a deed of conveyance dated February 28, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1015, at page 161), and it being the purpose of W.J.W., Inc. to construct a steakhouse restaurant facility on the property, the undersigned will not hereafter, without the express written permission of W.J.W., Inc. sell or lease any other parcel of the property hereinafter described whether in the development of a shopping center or otherwise, to any other person who would purpose to use the property as a steakhouse restaurant facility.

The existence of this restrictive covenant shall be for a term of twenty (20) years from this date.

The property which is restricted by this undertaking is described as follows:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, in Mauldin, S. C., on the southwestern side of U. S. Highway 276 and having the following metes and bounds, to-wit: