

STATE OF SOUTH CAROLINA) Building Restrictions or Protective Covenants
) applicable to property shown on Plat of
COUNTY OF GREENVILLE) Sedgefield Place Apartments dated June 1975,
 prepared by C. O. Riddle, Registered Engineer

RECORDED IN DEED BOOK 976 PAGE 704

The following building restrictions or protective covenants are hereby imposed on property consisting of twelve (12) lots and shown on a Plat entitled "Sedgefield Place Apartments", dated June 1975, prepared by C. O. Riddle, Registered Engineer, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the northern corner of the intersection of Buttercup Way and Edwards Street and running thence with Edwards Street, N. 28-30 W. 1,040.6 feet to an iron pin; thence N. 61-05 E. 359.8 feet to an iron pin on the southwestern side of Shockley Street; thence with Shockley Street S. 28-30 E. 961.4 feet to an iron pin at the western corner of Shockley Street and Buttercup Way; thence with Buttercup Way S. 50-39 W. 146. to an iron pin; thence still with Buttercup Way S. 42-06 W. 77.6 feet to an iron pin; thence still with Buttercup Way, S. 50-11 W. 146 feet to the point of BEGINNING.

This is the same property conveyed to Donald E. Franklin and Susan R. Franklin by Deed recorded in Deed Book 976 at Page 704 in the RMC Office for Greenville County.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1995 at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in the aforescribed subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or covenants, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

1024 667

4328 RV-2