

RESTRICTIVE AGREEMENT

This RESTRICTIVE AGREEMENT, made and entered into this 28th day of October, 1972, by and between Crowell P. Strickland, hereinafter referred to as Subdivider, and Future Owners of Lots in the Subdivision hereinafter referred to:

WITNESSETH:

THAT WHEREAS, Subdivider is the owner of "Sunbriar" Subdivision, which plat is recorded in the office of the Register of Mesne Conveyance for Greenville County.

WHEREAS, subdivider desires, for the benefit of such property and for the benefit of future purchasers and owners of said lots, that said subdivision property shall be developed and used exclusively as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and for the advantage which the Subdivider will receive from the sale of such lots in a restrictive subdivision, Subdivider, for itself, its successors and assigns in title, covenants and agrees and hereby restricts the above referred to property as follows:

1.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January, 2002, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of those persons then owning a majority of said lots, it is agreed to change said covenants in whole or in part.

2.

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

3.

Invalidation of any one of these covenants by Judgment or Court Order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

4.

All of said lots shall be known and described as private residential lots, and none of such lots shall be used for any other purpose, and particularly, no trade or commercial enterprise of any type shall be carried on upon any lot. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family residence not to exceed two and one-half stories in height and a private garage for not more than two cars.

5.

None of said numbered lots as shown on said recorded plat shall be resubdivided so as to create an additional building lot. Where a residence has been erected on a plot consisting of two or more lots, none of said lots shall thereafter be sold separately if such sale would result in a violation of Paragraph nine below.

GREENVILLE COUNTY

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