

STATE OF SOUTH CAROLINA)
) AGRREEMENT AS TO RESTRICTIONS
COUNTY OF GREENVILLE)

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THIS AGREEMENT made and entered into this 2nd day of February, 1978, by and between ALLEN L. CAUSEY and NANCY CAUSEY KEITH, parties of the first part, of Greenville County, South Carolina, and JOHN M. DILLARD, party of the second part, of Greenville County, South Carolina.

W I T N E S S E T H :

WHEREAS, Nancy Causey Keith and Allen L. Causey have conveyed by deed of even date to John M. Dillard property known as Lot 12, Montverde, Section 2, which adjoins on the south an unrestricted 12.30 acre tract and a triangular strip, Lot 12 of which is subject to restrictive covenants applicable to Montverde Subdivision, Section 2, which appear of record in the RMC Office for Greenville County, S. C., in Deed Book 621, page 179, and the parties desire to agree as to the use of said property with reference to said restrictive covenants, the owners of other properties in Montverde, Sections 1 and 2, having executed releases of said restrictive covenants appearing in Deed Book 621, page 179, by instruments to be recorded herewith.

NOW, THEREFORE, for and as a part of the consideration set forth in said deed and for other good and valuable considerations received, Nancy Causey Keith and Allen L. Causey, do hereby release the restrictive covenants appearing of record in the RMC Office for said county and state in Deed Book 621, page 179, to the extent that they may apply to the property described in said deed and to the extent that they may prohibit any present or future owners of said property from constructing upon, maintaining and using across and through Lot 12, Montverde Section 2, as shown on a plat recorded in the RMC Office for said county and state in Plat Book KK, page 103, for the purposes of providing ingress and egress to and from said 12.30 acres and triangular strip to Montverde Drive, a county public road (a) a private roadway or driveway for a single-family residence and related residential usages and improvements to be constructed upon said 12.30 acres and triangular strip and/or (b) a public road for servicing a division of said 12.30 acres and triangular strip into single-family residential lots developed in accordance with all Greenville County subdivision regulations or other public requirements, each of which lots will be comparable in size and acreage to those lots which are now shown on recorded plats of Montverde, Sections 1 and 2 above referred and, as a result of the foregoing, Lot 12, Montverde, Section 2, may be left as a vacant lot except for such public or private roadway.

FURTHERMORE, Nancy Causey Keith and Allen L. Causey do hereby release said restrictive covenants appearing of record in Deed Book 621, page 179 insofar as they may prohibit the construction of a private lake for private recreational and beautification purposes to serve said 12.30 acres, approximately one acre in size, to be located on the stream to the rear of Lot 12, Montverde, Section 2, a portion of which lake will inundate the rear of Lot 12, Montverde, Section 2, and the balance of which shall cover a part of said 12.30 acres, which lake shall meet and conform to all local and state governmental regulations for safety, permits and construction, as a result of which Lot 12, Montverde, Section 2, may be left a vacant lot except for such improvements and the above mentioned driveway or roadway.

Any residence constructed upon said 12.30 acres shall conform to the minimum cost requirements provided for in paragraph 3 of the restrictive covenants applicable to Montverde, Section 2, appearing of record in Deed Book 621, page 179.

If, and only in the event, John M. Dillard, his heirs and assigns, shall develop said 12.30 acres and triangular into a residential subdivision, which shall be served by a public roadway transecting

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