

FILED  
GREENVILLE CO. S. C.  
DEC 30 3 49 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1160 PAGE 206

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS  
FOR CREEKSIDE VILLAS

THIS DECLARATION, made on the date hereinafter set forth by  
Davidson-Vaughn, a South Carolina Partnership, hereinafter referred to  
as the "Declarant";

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of certain property in Greenville  
County, South Carolina, which is more particularly described as:

ALL that piece, parcel or tract of land situate, lying and being in  
the State of South Carolina, County of Greenville, located on the northeastern  
side of Mountain Creek Church Road in the Pebble Creek area of Greenville  
County and having according to a plat entitled "Creekside Villas Phase One"  
prepared by Arbor Engineering, Inc. dated November 30, 1981 being recorded  
in the RMC Office for Greenville County in Plat Book 8-P at Page 51,  
the following metes and bounds, to-wit:

BEGINNING at a point in the center of Mountain Creek Church Road where  
the same crosses over a creek and running thence with the center of said  
road S. 6-40 E. 40.76 feet to a point; thence continuing with the center  
of said road S. 2-41 E. 111.73 feet to a point in the center of said road;  
thence N. 56-36 E. 501.98 feet to an iron pin; thence N. 12-30 E. 71 feet  
to a point; thence N. 49-00 W. 294 feet to a point; thence N. 17-56 W. 62.33  
feet to an iron pin; thence S. 61-10 W. 254 feet to a point at a manhole in  
a sanitary sewer line; thence S. 9-47 E. 44.41 feet to an iron pin; thence  
S. 55-59 W. 161.53 feet to a point in the center of Mountain Creek Church  
Road; thence with the center of Mountain Creek Church Road the following  
courses and distances: S. 47-25 E. 67.46 feet, S. 40-39 E. 67.62 feet,  
and S. 29-21 E. 105.63 feet to a point where Mountain Creek Church Road  
passes over a creek, the point of beginning. That portion of property being  
described herein as lying within the right of way of Mountain Creek Church  
Road as shown on said plat is subject to the right of the general public  
to use the same.

WHEREAS, Declarant will convey the said property, subject to certain  
protective covenants, conditions, restrictions, liens and charges as  
hereinafter set forth;

NOW, THEREFORE, the Declarant hereby declares that all of the  
property described above shall be held, sold, and conveyed subject to  
the following easements, restrictions, covenants, and conditions, all of  
which are for the purpose of enhancing and protecting the value, desirability  
and attractiveness of the real property. These easements, restrictions,  
covenants, and conditions shall run with the real property and shall be  
binding on all parties having or acquiring any right, title or interest  
in the described property or any part thereof, and shall inure to the  
benefit of each owner thereof.

ARTICLE I.

DEFINITIONS

Section 1. "Association" shall mean and refer to Creekside Villas  
Homeowners Association Inc., a South Carolina non-profit corporation,  
its successors and assigns.

CC10 -----3 DE 30 81 093

25.0000