

of a tract of approximately 9.39 acre tract after sales from the same to Liberty Life Insurance Company and to Greenco Realty, Inc.).

No improvement shall be erected, placed, replaced, altered, maintained or permitted to remain on the property herein conveyed until plans and specifications, including colors therefor and structural design, signs, and landscaping plans, shall have first been submitted to and approved in writing by the grantor herein. Such plans and specifications shall be submitted in writing over the signature of the grantee herein, its successors and assigns.

Approval of such plans and specifications shall be based upon the adequacy of structural design, conformity and harmony of exterior design with neighboring structures; effect of location and use of improvements on adjacent building sites; relation of topography, grade and finished ground elevation of the building site being improved to that of neighboring building sites; proper facing of main elevation with respect to nearby streets and conformity of the plans and specifications to the purpose of this protective covenant which is to prevent the erection on the property of improvements built of improper design or materials, to encourage the erection of attractive improvements, and in general to provide adequately for a superior type and quality of development on the property herein conveyed. The approval of plans and specifications submitted to the grantor, its successors or assigns, shall not be arbitrarily or unreasonably withheld.

In the event Roper Center Associates fails to either approve or disapprove plans and specifications within thirty days after a complete package of the same has been properly submitted, the said Roper Center Associates shall be conclusively presumed to have approved said plans and specifications. Neither Roper Center nor any agent authorized by it nor its successors or assigns shall be liable in damages or otherwise to any one submitting plans to it for approval, or to any other person affected by this covenant, for any cause arising out of or in connection with the approval or disapproval or failure to approve such plans. Grantee, its agents, successors or assigns, agrees by submission of any such plans and specifications that it will not bring any action or suit against the grantor, its agents or successors or assigns to recover any damages or any other relief based upon the aforesaid causes.

RECORDED JAN 5 1982

at 12:54 P.M.

15-123

JAN 5 1982  
BROWN, BYRD, BLAKELY, ✓  
MASSEY & LEAPHART, P.A. 15-123  
STATE OF SOUTH CAROLINA

COUNTY OF  
GREENVILLE

Roper Center Associates, a Limited  
Partnership organized under the laws  
of the State of South Carolina

TO

Vollmer Sharpening Machines USA, Inc.

**TITLE TO REAL ESTATE**

I hereby certify that the within Deed has been this  
5th day of Jan. 19 82  
at 12:54 P.M. recorded in Book 1160 of  
Deeds, page 524

Register of Mesne Conveyance Greenville County

I hereby certify that the within deed has been entered  
of record in the Office of the County Auditor for this  
county, pursuant to Section 60-56, Code of Laws of  
South Carolina, 1952.

Auditor  
County

LEATHERWOOD, WALKER, TODD & MANN  
Attorneys at Law  
Greenville, South Carolina

2.50 Acres Ponders Road  
1115 PRINTING CO., GREENVILLE, S. C.

0.525

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