

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

DECLARATION OF COVENANTS,
 CONDITIONS, AND RESTRICTIONS
 FOR PARK ROW

THIS DECLARATION, made on the date hereinafter set forth by College Properties, Inc., hereinafter referred to as the "Declarant";

WITNESSETH:

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

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, within the corporate limits of the County of Greenville, lying on the northern side of Park Avenue at its intersection with the western side of Bennett Street being shown and designated as Lots Nos. 25 and 26 on the plat of property of W. C. Cleveland prepared by R. E. Dalton, Surveyor, dated March 19, 1910, recorded in the RMC Office for Greenville County in Plat Book B at Page 11, and having according to a more recent plat entitled "Park Row, a Planned United Development", prepared by Arbor Engineering, Inc. being recorded in the RMC Office for Greenville County in Plat Book 8-P Page 96, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Park Avenue and Bennett Street and running thence with the western side of Bennett Street, N. 17-01 E. 95 feet to an iron pin; thence continuing with said street N. 11-32 E. 82.49 feet to an iron pin on the southern side of a public alley; thence with said alley N. 63-09 W. 107.62 feet to an iron pin; thence S. 26-59 W. 172.40 feet to an iron pin on the northern side of Park Avenue; thence with Park Avenue S. 62-52 E. 146.03 feet to an iron pin at the point of Beginning. Said property is the same conveyed to College Properties, Inc. by deed of Greenville Educators Federal Credit Union recorded in the RMC Office for Greenville County in Deed Book 1158 at Page 382.

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.

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