

STATE OF SOUTH CAROLINA)
) RESTRICTIVE COVENANTS
) (ASHETON, SECTION 2)
COUNTY OF GREENVILLE)

ASHETON, A SOUTH CAROLINA GENERAL PARTNERSHIP, the owner of all property shown on a plat of the subdivision known as ASHETON, SECTION 2, dated June 23, 1983, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-F, page 99, does hereby impose on the property shown on said plat the following covenants and restrictions hereinafter set forth, which shall be binding upon all parties and all persons claiming under them until January 1, 2010, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part. In such vote each lot shall be entitled to one vote.

If the undersigned, its successors or assigns, any lot owner in said subdivision, or anyone else, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any lot situate in said development or subdivision to prosecute any proceedings 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 doing so or to recover damages or dues for such violation.

Invalidation of any of these covenants shall in no wise affect any of the other provisions which shall remain in full force and effect.

I.

All covenants, conditions, assessments and restrictions applicable to Asheton, dated June 25, 1982, recorded on June 28, 1982 in the RMC Office for Greenville County, S. C., in Deed Book 1169, pages 272 through 285, inclusive, are incorporated herein by reference and made a part hereof as though fully set forth herein and made applicable to all lots shown on a Plat of Asheton, Section 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book 9-F, page 99, with the exception of the amendments hereinafter contained in paragraph II.

II.

Asheton, a South Carolina General Partnership, on behalf of itself, its successors and assigns, does hereby reserve the right to use the following strip of land for development, improvement and dedication for public road or street purposes for a means of ingress, egress and access to adjoining property lying south of Asheton, Section 2, said strip being more fully described as follows, to-wit:

ALL that piece, parcel or strip of land 50 feet wide being the easternmost 50 feet of Lot 26, Asheton, Section 2, as shown on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book 9-F, page 99, said strip adjoining Lot No. 27 on the east and the remaining portion of Lot No. 26 on the west, property of Rosamond on the south and Brandon Court on the north, together with a turning radius extending into Lot 26, which may have such course and distance as may be required by the Greenville County Subdivision Regulations as now or hereafter amended.

To the extent that Paragraph IX of the restrictions aforesaid is inconsistent with the provisions of this Paragraph II, the provisions hereof shall control.

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