

FILED  
GREENVILLE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

JUL 27 1971  
SHERIFF'S OFFICE

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR SWANSGATE SUBDIVISION, GREENVILLE COUNTY,  
SOUTH CAROLINA SHOWN ON PLAT RECORDED IN  
PLAT BOOK 9W AT PAGE 13  
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WHEREAS, U.S. RETIREMENT CORPORATION, a South Carolina corporation (hereinafter called "Developer") owns certain real property located within the City of Greenville, County of Greenville, State of South Carolina, depicted on the recorded plat referred to above; and

WHEREAS, Developer has subdivided a portion of said property and intends to subdivide the remainder of said property for the purpose of creating a preretirement and retirement community therein; and

WHEREAS, for the mutual benefit of all present and future owners of any portion of the property within such subdivision, Developer desires to subject the entire property to certain protective covenants, to create and grant easements for the use of roads therein, and to set forth certain other rights and obligations applicable to all lots within said subdivision and the owners and users thereof; and

WHEREAS, Developer desires to have such protective covenants and easements recorded in the official land records of Greenville County, South Carolina, so that the rights, restrictions and obligations contained herein shall be deemed to run with the land, to be binding upon and to inure to the benefit of all future owners of any portion of the property within the subdivision;

NOW, THEREFORE, in consideration of the mutual benefits to be derived by all present and future owners of the property affected hereby, Developer hereby subjects the entire parcel of property depicted on the plat referred to above (hereinafter called the "Property") to the following restrictions, covenants, obligations, and easements; and hereby grants to and bestows upon all present and future owners of fee simple title to any portion

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