

The undersigned understands and agrees that, should a lawsuit ever be brought in breach of this Covenant, this Covenant may be plead as a defense to said action and will constitute a full and complete bar to any and all actions or claims by the undersigned and her heirs, executors, administrators, purchasers, grantees, successors and assigns against William Finnell, Grace Finnell, Finnell Construction and/or The Insurance Company of North America. The undersigned further testifies, warrants and represents that she is the sole and exclusive legal and equitable owner of the aforesaid home and property at Lot 30, Coachman Forest Subdivision, Simpsonville, South Carolina.

Irrespective of the above, this Covenant shall not bar subsequent purchasers, successors or assigns from asserting a claim regarding a problem with or defect in the construction or design of said house or lot which was not known to the undersigned or alleged in the Complaint filed by undersigned in Smallman v. Finnell, et al., Civil Action No. 84-CP-23-693.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10 day of August, 1984.

WITNESSES:

Rebecca D. Bell

Patricia J. Smallman (SEAL)  
Patricia Smallman

Arnell C. Mitchell

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