

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE : RESTRICTIVE COVENANTS

The following restrictive covenants are hereby imposed upon the following described lot of land, now owned by the undersigned:

All that certain parcel or lot of land situated on the South side of the Dual-lane U.S. Highway No. 29 and the North side of the old U.S. Highway No. 29 and on the East side of the road leading from Fairview to Chick Springs, in Chick Springs Township, Greenville County, State of South Carolina, containing Two (2) Acres, more or less, being triangular in shape, and being the same conveyed to the undersigned by deed of Royce Flynn, et al., by deed recorded in the R.M.C. Office for Greenville County, and being the property upon which is located Fred's Foremost Ice Cream Bar.

1. No portion of the property above described shall be used for the sales or storage of beer or other alcoholics.
2. No portion of the property above described shall be used for pool tables or dance halls.
3. Any musical instrument or record player used on the premises described shall not be tuned loud enough to disturb the residents in the community and, if so used, shall be discontinued upon the presentation of signed complaints by the residents or owners of property in the B.F. Flynn Estate subdivision.

These covenants and restrictions shall run with the land and be binding upon the grantor, his successors, heirs and assigns, and any violation thereof shall entitle the grantor, who owns adjoining property, or any resident or owner of property in the B.F. Flynn Estate subdivision to injunctive relief and damages.

Witness my hand and seal this the 9th day of June, 1951.

Signed, sealed and delivered in the presence of:

Fred J. Hunt SEAL

Annie Laurie Woodward
Ansel M. Hawkins

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

Personally appeared Annie Laurie Woodward who on oath says that she saw the above named Fred J. Hunt sign, seal and deliver the foregoing Restrictive Covenant, and that she with Ansel M. Hawkins witnessed the execution thereof.

Sworn to before me this the 9th day of June, 1951.

Annie Laurie Woodward

Ansel M. Hawkins SEAL
Notary Public for S.C.