

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

) S. C. DECLARATION OF COVENANTS,
) 1977 CONDITIONS, AND RESTRICTIONS
) FOR EASTON TOWNHOUSES
) SLEY

THIS DECLARATION, made on the date hereinafter set forth by F. H. GILLESPIE, 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:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 2.00 Acres, and being shown on a plat entitled "Easton Townhouses", according to a plat thereof dated January 11, 1982, prepared by Freeland & Associates, Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 86, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Old Spartanburg Road, located 1,564 feet, more or less, from its intersection with Brushy Creek Road, and running thence along the Northwestern side of Old Spartanburg Road S. 34-21 W. 224.4 feet to an iron pin; thence continuing with the Northwestern side of Old Spartanburg Road S. 36-42 W. 194.2 feet to an iron pin; running thence N. 42-26 W. 148.9 feet to an iron pin at the corner of property of William Gaines; running thence with the line of said property N. 15-03 W. 193.3 feet to an iron pin in the line of property of Bessie and Dillard James; running thence with the line of said property N. 72-20 E. 149.3 feet to an iron pin; running thence N. 33-34 E. 122.7 feet to an iron pin at the corner of property of Thomas E. and Linda C. Bradley; running thence with the line of said property S. 57-00 E. 143.1 feet to an iron pin; running thence N. 34-19 E. 15.3 feet to an iron pin; running thence S. 55-22 E. 66.5 feet to the point of beginning.

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.

ARTICLE I.

DEFINITIONS

Section 1. "Association" shall mean and refer to EASTON TOWNHOUSES OWNERS ASSOCIATION, INC., a South Carolina non-profit corporation, its successors and assigns.

BOZEMAN, GRAYSON & SMITH
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