

complete the improvements within 365 consecutive calendar days from the date of this instrument.

- b. Promptly after completion of the improvements in accordance with the approved plans and provisions of this instrument, the Grantor shall furnish Grantee an appropriate instrument certifying to the satisfactory completion of the improvements. Such certification shall be in a form recordable in the RMC Office of the Greenville County Courthouse.
- c. The Grantee agrees for itself, its successors and assigns, to or of the property or any part thereof, that the Grantee and such successors or assigns shall:
- (1) Not discriminate upon the basis of color, race or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected hereon or on any part thereof; that this covenant shall be binding to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by (a) said Redevelopment Authority, its successors and assigns, (b) the City of Greenville, South Carolina and any successor in interest to the property, or any part thereof, (c) the owner of any other land, or of any interest in such land, within the project area which is subject to the land use requirements and restrictions of the Urban Renewal Plan and (d) the United States, against the purchaser, its successors and assigns and every successor in interest to the property, or any part thereof or interest therein, and any party in possession or occupancy of the property or any part thereof.

In amplification, and not in restriction of Section 1-c (1) it is intended and agreed that said Redevelopment Authority and its successors and assigns shall be deemed beneficiaries of the covenants provided in this instrument, and the United States shall be deemed a beneficiary of the covenant provided in Section 1-c (1) hereof, both for and in their or its own right and also for the purposes of protecting the interest of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of the Redevelopment Authority and the United States, for the entire period during which said covenants shall be in force and effect, without regard to whether the agency or the United States has at anytime been, remains or is an owner of any land or interest therein to or in favor of which such covenants relate. Said Redevelopment