

STATE OF SOUTH CAROLINA)
)
) DECLARATION OF COVENANTS,
) CONDITIONS, AND RESTRICTIONS
COUNTY OF GREENVILLE) FOR SEDGEFIELD VILLAS TOWNHOMES

THIS DECLARATION, made on the date hereinafter set forth by DONALD E. FRANKLIN AND SUSAN R. FRANKLIN, hereinafter referred to as the "Declarant";

W I T N E S S E T H :

WHEREAS, the Declarant is the owner of certain property in Greenville County, South Carolina, which is more particularly described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 0.81 Acres as is more fully shown on a plat entitled Sedgefield Villas prepared by Freeland & Associates, Inc. dated August 11, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Edwards Street located 435 feet, more or less, from its intersection with Buttercup Way, and running thence with the eastern side of Edwards Street N. 28-26 W. 195.66 feet to an iron pin; running thence N. 61-44 E. 190.90 feet to an iron pin; running thence S. 28-16 E. 129.46 feet to an iron pin; running thence S. 61-44 W. 29.04 feet to an iron pin; running thence S. 28-06 E. 66.65 feet to an iron pin; running thence S. 61-54 W. 161.10 feet to an iron pin, 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

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