STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RESTRICTIVE COVENANTS
AND EASEMENTS

WHEREAS, Mary E. Leake died testate in the county and state, devising all of her real property to Mary Alice Leake Rumfelt, Robert Thomas Leake, John C. Leake, Jr. and Mary Rose Leake, and

WHEREAS, the Last Will and Testament of Mary E. Leake directed that Mary Alice Leake Rumfelt and A. E. Green, as co-executors for her estate, should sell all of the property which was devised as aforesaid, and

whereas, the said co-executors have subdivided a portion of these lands into nine (9) lots, according to a plat prepared by Campbell and Clarkson Surveyors, Inc. dated August 22, 1973, and the said co-executors are desirous of developing said lots and insuring that the directives of Mary E. Leake, deceased, are fully performed, we, Mary Alice Leake Rumfelt and A. E. Green, pursuant to the authority granted unto us under the Last Will and Testament of Mary E. Leake do hereby place the following restrictive and protective covenants thereon for the benefit of the future owners of said lots:

- 1. All the property described above shall constitute a residential building area and the lots will be used for residential purposes only.
- 2. No structure shall be erected on any building lot other than one detached single family dwelling not to exceed two stories in height and a one or two car garage.
- 3. No obnoxious or offensive trade or activity shall be carried on on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance.