

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

1973-150
RELEASE OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned owner is the present owner of a lot or lots (the specific lot and section number of which is set forth under his or her name), in a subdivision known as MONTVERDE, SECTIONS 1 and 2, as shown on plats thereof made by C. O. Riddle, Surveyor, dated July and November, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, pages 102 and 103, which property is subject to Restrictive Covenants appearing of record in the RMC Office for Greenville County, S. C., in Deed Book 621, page 179.

WHEREAS, Nancy Causey Keith and Allen L. Causey are the owners of Lot 12, Montverde, Section 2, which is subject to said restrictions, which adjoins on the south an unrestricted 12.30 acre tract and a triangular strip more fully described in a deed from Nancy Causey Keith and Allen L. Causey to John M. Dillard appearing of record in Deed Book 1425, page 10, incorporated herein by reference.

WHEREAS, Nancy Causey Keith and Allen L. Causey have contracted to sell and convey to John M. Dillard Lot 12, Montverde, Section 2, said 12.30 acres and triangular strip on the condition that certain uses to which John M. Dillard, his heirs and assigns, may place on said property will not violate the Restrictive Covenants applicable to said subdivision appearing of record in Deed Book 621, page 179.

NOW, THEREFORE, for and in consideration of the sum of \$1.00 and for other good and valuable considerations received, the receipt and sufficiency whereof are hereby fully acknowledged, the undersigned does hereby release the above described property from the provisions of the Restrictive Covenants appearing of record in the RMC Office for Greenville County, S. C., in Deed Book 621, page 179, to the extent they may prohibit any present or future owners of the above described property from using the same for the following purposes, to-wit:

1. To construct upon, maintain and use across and through Lot 12, Montverde, Section 2, as shown on a plat recorded in Plat Book KK, page 103, for the purposes of providing ingress and egress to and from said 12.30 acres and triangular strip to Montverde Drive, (a county public road) (a) a private roadway or driveway for a single-family residence and related residential usages and improvements to be constructed upon said 12.30 acres and triangular strip, and/or (b) a public road for servicing a division of said 12.30 acres and triangular strip into single-family residential lots developed in accordance with all Greenville County Subdivision Regulations or other public requirements, each of which lots will be comparable in size and acreage to those lots now shown on recorded plats of Montverde Sections 1 and 2 above referred to, as a result of the foregoing, Lot 12, Montverde, Section 2, may be left a vacant lot except for such improvements; and,

2. A private lake for private recreational and beautification purposes to serve said 12.30 acres, approximately one acre in size, to be located on a stream to the rear of Lot 12, Montverde, Section 2, a portion of which lake will inundate the rear of Lot 12, Montverde, Section 2, and the balance of which shall cover a part of said 12.30 acres, which lake shall meet and conform to all local and state governmental requirements for safety, permits and construction, as a result of which Lot 12, Montverde, Section 2 may be left a vacant lot except for such improvements.

The undersigned release does hereby rescind and release any of those terms and conditions contained in those covenants appearing of record in Deed Book 621, page 179, which would prohibit the above described uses of the above described property.

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