

FILED
GREENVILLE CO. S.C.

BOOK 1158 PAGE 452

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STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :
: RESTRICTIVE AND PROTECTIVE COVENANTS
: BANKERSLEY

WHEREAS, the undersigned Jenk's, Inc., hereinafter referred to as Seller, has this date conveyed to John E. and Kathryn A. Jenkins, hereinafter referred to as Purchaser, a Deed for 28.80 acre tract located on North side of S.C. Highway 418 described by Survey and plat of C. O. Riddle, Reg. L. S. No. 1347 dated April 1975 and revised February 24, 1981, and whereas the parties have agreed that the conveyance is subject to certain restrictive covenances to be placed in the Deed or incorporated therein, it is agreed that as a part of the Deed and for the benefit of a portion of the property retained by Seller that the property will be further restricted as herein stated until January 1, 2000.

It is understood and agreed that the restrictions herein may be enforced by the Seller or by his heirs and assigns of any other property belonging to Seller which derives to Seller from a 545 acre tract conveyed to Seller in Deed Book 753 at Page 387, and that Seller may restrict or not restrict the remainder of said land as his wishes shall dictate and that Seller will owe no obligation to restrict or not restrict any other portion of said property. The restrictions to be imposed upon the 28.80 acres to be conveyed to Purchaser are as follows:

1. No obnoxious or offensive trade or activity shall be carried on upon any of this property nor shall anything be done thereon which may be or become an annoyance or nuisance to adjacent property owners.
2. No junk motor vehicles of any type or other junk of any type shall be allowed to remain on any of this property unless such is enclosed within a building situated upon the property. The practice of any type mechanical trade to serve the public shall not be permitted upon any of this property.
3. No trailer or mobile home, basement, tent, shack, garage, barn or other building erected on said property shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

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