

SOUTH CAROLINA

SEP 3 5 04 PM '69

GREENVILLE COUNTY

OLLIE FARNSWORTH
R. M. C.

CONDITIONS, COVENANTS, RESTRICTIONS AND
RESERVATIONS AFFECTING PROPERTY
LOCATED IN THE INDUSTRIAL AND WAREHOUSE DISTRICT, DONALDSON CENTER
GREENVILLE COUNTY, SOUTH CAROLINA

Whereas, the City of Greenville and the County of Greenville, South Carolina, hereinafter called the Grantor, acting as co-owners of the real property described in Clause I of this declaration, and,

Whereas, the Grantor agrees and covenants on behalf of the City and County, for the benefit of Grantees herein and the protection of the property hereby conveyed that in any deed hereafter executed by Grantor, or its successors, or assigns, conveying any portion of the property described in Clause I, restrictive covenants identical with the conditions, covenants, restrictions and reservations hereinafter set forth, shall be inserted in such manner as to constitute covenants running with the land binding upon the Grantees in such deeds or conveyances.

Now, Therefore, the City and County of Greenville hereby declares that the real property described in Clause I is subjected to the conditions, covenants, restrictions, reservations and easements hereby declared to insure proper use and appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to insure adequate and reasonable development of said property; and shall be held, transferred, sold, conveyed, leased, subleased and occupied subject to the conditions, covenants, restrictions and reservations hereinafter set forth.

CLAUSE I

PROPERTY SUBJECT TO THIS DECLARATION

The following conditions, covenants, restrictions, and reservations shall constitute covenants running with the land and shall apply to all lands within the area shown on the attached survey map prepared by Campbell & Clarkson, Surveyors, and recorded in Plat Book TIT, Page 37.

CLAUSE II

MODIFICATION OF CONDITIONS, COVENANTS, RESTRICTIONS,
AND RESERVATIONS AS APPLIED TO PROPERTIES CONTAINING
EXISTING BUILDINGS AND STRUCTURES

A. The real property described in Clause I hereof is subjected to all conditions, covenants, restrictions, reservations, and easements provided herein, except that where a property contains an existing building or buildings of sound construction and in good repair which may be purchased and used by the Grantee, said building will not be required to meet the following sections hereof, subject to approval of Grantor:

Clause III, Section C - Land Coverage
Clause III, Section D - Building Setbacks
Clause III, Section N - Structural Materials

B. Additions to, and modifications of, existing buildings must be approved by the Grantor.

C. Construction of all new buildings and the replacement of existing buildings shall be subject to all of the provisions set forth herein.

CLAUSE III

GENERAL REQUIREMENTS

Construction or alteration of all buildings and the use of all land shall meet the following standards:

A. Specifically Prohibited Uses. No obnoxious or offensive activity shall be carried on upon any part of said property described in Clause I, nor shall anything