STATE OF SOUTH CAROLINA) DECLARATION OF COVENANTS,

COUNTY OF GREENVILLE) FOR SUNVIEW TOWNHOMES

R.M.C. TOLEY

THIS DECLARATION, made on the date hereinafter set forth by SUNVIEW TOWNHOMES PROPERTIES, a South Carolina general partnership, hereinafter referred to as the "Declarant";

WITNESSETH:

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 as is more fully shown on a plat entitled "Sunview Townhomes Properties, Phase I", according to a plat thereof prepared by Kermit T. Gould, Surveyor, dated August 15, 1983 and recorded in the R.M.C. Office for Greenville County in Plat Book 9-W at Page 24 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Fowler Circle at the corner of property of Billie G. Schwiers and running thence along the line of said property S. 78-33 E. 166.42 feet to an iron pin; thence continuing S. 84-48 E. 47.0 feet to an iron pin at the corner of property identified as Phases II and III and running thence, S. 0-47 W. 100.92 feet to an iron pin; thence continuing S. 0-41 W. 114.40 feet to an iron pin; running thence N. 89-14 W. 200.41 feet to a railroad spike in the center of Fowler Circle and running thence with center of Fowler Circle N. 1-30 W. 250 feet to 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 all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

THE PERSON NAMED IN