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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROTECTIVE COVENANTS

WHEREAS, Eddie Runion Ltd. Inc., is the owner of that property in Greenville County, South Carolina, known as APPLEGATE SUBDIVISION, on a plat made by Kermit T. Gould, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 848 at Page 581, said restrictions applying to lot numbers 1 thru 41 in said subdivision.

WHEREAS, Eddie Runion Ltd. Inc. has subdivided and developed the aforesaid property as a single subdivision and desires to impose thereupon a general, uniform scheme of development;

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein contained for the benefit of the said Eddie Runion Ltd., Inc., and future owners of the abovedescribed property, the following covenants and restrictions upon the sale, transfer and use of the above-described property are hereby imposed.

1. The following building restrictions or protective covenants are hereby imposed as follows:

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2005, at which time said covenants shall automatically extend for successive periods of ten (10) years unless by vote of a majority of the then owners of the Lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

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