

Return To:
Tony DiPasquale Law Firm, LLC
118-B Commons Blvd
Piedmont, SC 29673

STATE OF SOUTH CAROLINA

RESTRICTIVE COVENANTS

COUNTY OF ANDERSON

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned **Brian E Eisenbraun and Lisa D Eisenbraun** (hereafter referred to as "**Eisenbraun**") own that certain tract of land containing 13.20 acres, more or less, and more particularly described in the legal description attached as Exhibit A, and having TMS# 113-00-04-016-000; and

Whereas, **Eisenbraun** hereby desire to establish thereon and impose upon said tract(s) of land the following stipulated covenants which shall run with the land, be binding upon all purchasers and owners, their heirs, successors and assigns, and any and all parties at interest, the following restrictive covenants:

- 1- No Manufactured housing, mobile home(s), mobile home subdivision, trailer, tent, or shack, shall be erected on any portion of the property to be used as a temporary or permanent residence or living quarters.
- 2- Commercial activity that generates traffic and/or customers on the property is prohibited (ie. Brick and mortar businesses).
- 3- Property shall be used for residential purposes only.

NOW, THEREFORE, **Eisenbraun** hereby declares the above restrictive covenants shall run with the land and be binding upon all parties, their heirs, successors and assigns from the date of execution of this document.

Enforcement shall be by appropriate proceedings in the Courts of the State of South Carolina, against any person or persons, firms, corporations or other entity attempting to, or in violation of, any of the restrictive covenants; either to restrain or to recover damages; and the proceedings may be brought upon any property owner or party at interest.

Should any of these restrictive covenants be rendered or declared invalid by a court of

competent jurisdiction of the State of South Carolina, such invalidation of such part or portion of these Restrictive Covenants should not invalidate the remaining portions thereof, and they shall remain in full force and effect.

WITNESS my Hand and Seal this 21 day of Oct, 2025

Signed, sealed and delivered
In the presence of:

[Signature]
Witness #1

Brian E. Eisenbraun
Brian E Eisenbraun

[Signature]
Witness #2/Notary Public

Lisa D. Eisenbraun
Lisa D Eisenbraun

STATE OF Florida

COUNTY OF Sarasota

I, the undersigned Notary Public, do hereby certify that the within-named **Brian E Eisenbraun** and **Lisa D Eisenbraun** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this
21 day of Oct, 2025

[Signature] (L.S.)
Notary Public of Florida
My Commission Expires: 2/17/28



EXHIBIT A
Legal Description

PARCEL ONE

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Anderson, on the eastern side of Baugh Road (s-4-73), containing 13.20 acres, more or less, on a plat prepared by J.T. Wigington, PR & PLS # 5774, dated February 21, 1992 and recorded in the ROD Office for Anderson County, SC in Plat Book/slide 263 at Page 8-B. Reference to said plat is hereby made for a more complete metes and bounds description thereof.

LESS:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Anderson, containing 1.45 acres, more or less, on a plat prepared by J.T. Wigington, PE & PLS # 5774, dated March 31, 2003 and recorded in the ROD Office for Anderson County, SC in Plat Book/Slide 1373 at Page 8-A. Reference to said plat is hereby made for a more complete metes and bounds description thereof.

LESS:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Anderson, containing 1.15 acres, more or less, as shown on a plat prepared by J.T. Wigington, PE & PLS # 5774, dated April 2, 1993 and recorded in the ROD Office for Anderson County, SC in Plat Book/Slide 396 at Page 10-B. Reference to said plat is hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to Brian E Eisenbraun and Lisa D Eisenbraun by deed of Morris W Phillips and Laura D Phillips, recorded 1/25/2021 in Deed Book 15046, Page 214 in the ROD Office for Anderson County.

PARCEL TWO

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Anderson, containing 1.15 acres, more or less, as shown on a plat prepared by J.T. Wigington, PE & PLS # 5774, dated April 2, 1993 and recorded in the ROD Office for Anderson County, SC in Plat Book/Slide 396 at Page 10-B. Reference to said plat is hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to Brian E Eisenbraun and Lisa D Eisenbraun by deed of Scott K Phillips, recorded 1/25/2021 in Deed Book 15046, Page 74 in the ROD Office for Anderson County.

PARCEL THREE

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Anderson, containing 1.45 acres, more or less, on a plat prepared by J.T. Wigington, PE & PLS # 5774, dated March 31, 2003 and recorded in the ROD Office for Anderson County, SC in Plat Book/Slide 1373 at Page 8-A. Reference to said plat is hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to Brian E Eisenbraun and Lisa D Eisenbraun by deed of Morris W Phillips and Laura D Phillips, recorded 1/25/2021 in Deed Book 15046, Page 214 in the ROD Office for Anderson County.

For Informational Purposes Only:
TMS# 113-00-04-016-000

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REGISTER OF DEEDS, ANDERSON CO, SC
Cynthia D. Radford