

STATE OF SOUTH CAROLINA )  
                                  ) RESTRICTIVE COVENANTS APPLICABLE TO  
                                  ) PROPERTY LYING ON THE WEST SIDE OF  
COUNTY OF GREENVILLE )  
                                  ) WHITE HORSE ROAD AND ON THE EAST  
                                  ) SIDE OF SETTLEMENT ROAD

WHEREAS, the undersigned, each in his or her individual right, own the property hereinafter referred to, lying generally northwest of the City of Greenville and about 10 miles therefrom, the boundaries of said property being more particularly shown on the Greenville County Block Book, hereinafter referred to, and incorporated into this Agreement by reference thereto; and,

WHEREAS, the undersigned, Pride Batson, being the owner of property shown on Sheet 506.7, Block 1, as Lot 30.2, having been acquired by deed recorded in Deed Book 759, Page 32 and the undersigned, Dayton Batson, being the owner of property shown on Sheet 506.7, Block 1 as Lots 30.3 and 31.1, having been acquired by deeds recorded in Deed Book 759, Page 30 and Deed Book 759, Page 34, and the undersigned, Mittie Batson Waddell, being the owner of property shown on Block Book Sheet 506.7, Block 1, as Lot 28 and Sheet 510.4, Block 1, as Lot 7, having been devised to her by will as will appear in Apartment 635, File 28 and by will as will appear in Apartment 487, File 8 and by will as will appear in Apartment 1245, File 6 in the Probate Court for Greenville County;

WHEREAS, it is believed to be for the mutual interest, protection and benefit of the undersigned to restrict their said property and keep it free from the influence of housing projects, crowded conditions, commercial and industrial growth and development to the end that a residential area of attractive homes, substantial families and pleasant surroundings be maintained;

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. No buildings or dwelling for human occupancy shall be erected on any part of the aforesaid property which does not meet each of the following requirements:
  - (a) It shall be a single family dwelling.
  - (b) It shall have, if a single story dwelling, a minimum floor area of 1600 square feet and, if a two story dwelling, a minimum floor area of 2100 square feet. In determining the floor area, open porches, screen porches, basements, and garages shall be excluded.
  - (c) It shall be on a lot with a frontage of not less 125 feet and a setback of 60 feet from the street. No building shall be located nearer to any side lot line than the distance represented by ten per cent (10%) of the average width of such lot.
  - (d) The above requirements do not apply to buildings for domestic servants or to buildings used for farm purposes provided that said purposes shall be directly connected with and result from the use of the particular lot upon which said buildings are situate.

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