

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
AND EASEMENTS

Whereas, the undersigned Malcolm M. Manning owner of the within described premises is desirous of establishing restrictive covenants and easements to enhance the use of the real property in accordance with its natural, scenic condition and as a suitable habitat for wildlife;

Now, therefore, it is covenanted and declared as follows:

1. The premises hereby impressed with the restrictive covenants and easements set forth herein is that certain tract of land containing approximately 85.05 acres as more fully described in Exhibit A attached hereto and made a part hereof (hereinafter called the "subject premises").

2. The within restrictive covenants and easements shall run with the land and shall be binding on all parties and persons claiming under them, their heirs, successors and assigns until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the subject premises, it is agreed to terminate or change said restrictive covenants and easements in whole or in part; provided, however, that Malcolm M. Manning does hereby reserve the right to alter, as hereinafter set forth, dirt roads and bridges on the subject premises across which the easement for ingress and egress hereinafter described shall extend; and provided, however, that these restrictive covenants and easements shall not affect any owner's legal right to easement by necessity for ingress and egress.

3. If the said Malcolm M. Manning or his heirs, successors or assigns shall violate or attempt to violate any of the

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