

S.C.
1982
DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS made this 14th day of July, 1982, by SPRINGFIELD FARMS, INC., a South Carolina corporation, for the benefit of itself and adjoining property owners, ROBERT E. SEARLE and BARBARA P. SEARLE and WILLARD E. DARBY, and as binding upon and for the benefit of future owners of lots subdivided from the property hereinafter described.

W I T N E S S E T H :

WHEREAS, Springfield Farms, Inc. (hereinafter called "Springfield"), is the owner of certain real property (hereinafter referred to as the "Real Property") more fully described as follows:

ALL those five (5) pieces, parcels or tracts of land containing 4.38 acres, 3.84 acres, 3.31 acres, 3.90 acres and 3.47 acres, situate, lying and being on the northern, southern and western sides of South Carolina Highway No. 418 near Old One Hundred Road, in Oaklawn Township, Greenville County, South Carolina, being shown and designated on a survey for "SOUTHEASTERN LAND COMPANY", made by James R. McClure, Surveyor, May 19, 1982, as being a portion of 80.22 acres known as the W. C. Hopkins Estate and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the northeasternmost corner of the W. C. Hopkins Estate at the corner of property now owned by the Greenville County School District, formerly known as Burgess School, and running thence along the line of property of Reed, S. 32-35-45 E., 299.71 feet to a point in the center line of Old One Hundred Road; thence continuing with the center line of South Carolina No. 418, opposite property owned by Robert E. And Barbara P. Searle, S. 32-35-45 E., 1,096.64 feet to a point; thence through other property of the W. C. Hopkins Estate, N. 86-03-00 W., 753.67 feet to an iron pin; thence N. 46-37-15 W., 914.13 feet to a point in the center line of South Carolina Highway No. 418; thence continuing N. 46-37-15 W., 65.00 feet to a point; thence along the line of the Burgess School property, N. 57-35-30 E., 842.84 feet to the point of beginning.

The above described property is a portion of the same conveyed to Springfield Farms, Inc., by deed of Caroline W. Maddox, Clerk of Court for Greenville County, South Carolina, recorded on June 3rd, 1982, in the RMC Office for Greenville County, S. C., in Deed Book 1168, page 17.

WHEREAS, Southeastern Land Company, Inc. entered into a contract to sell the Real Property to Willard E. Darby and to Robert E. Searle and Barbara P. Searle as Buyers, on June 3,