

1981, (which contract was assigned to Springfield Farms, Inc., by Southeastern Land Company, Inc.) and said Buyers have agreed to release their rights in the contracts to purchase the Real Property in consideration of Springfield's imposing the within restrictive covenants on the Real Property for the benefit of Willard E. Darby and Robert E. Searle and Barbara P. Searle, who are the owners of adjoining property.

NOW, THEREFORE, for the above recited considerations and in further consideration as a part of a mutual release executed by and between Southeastern Land Company, Inc., Springfield and Willard E. Darby, Robert E. Searle and Barbara P. Searle, of even date herewith, Springfield does hereby impose the following covenants, conditions, reservations, servitudes and easements upon the Real Property above described for the benefit of itself, the future owners of the Real Property, Robert E. Searle, Barbara P. Searle and Willard E. Darby, which are hereby declared covenants running with the land, binding upon and for the benefit of the respective parties, their heirs, assigns, successors and administrators as follows:

1. The Real Property and all lots subdivided therefrom shall be held, transferred, sold, conveyed and occupied subject to the restrictions herein contained. The Real Property shall be subdivided into no greater than six (6) lots or tracts. Each tract shall be used only for a single-family residential building with related outbuildings.
2. No basement, trailer, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently.
3. No housetrailer, mobile home, structure known as a "doublewide" or any structure constructed from mobile home segments shall be placed on any lot. No commercial business shall ever be conducted upon any lot.
4. No residence constructed on any lot shall contain less than 1400 square feet of floor space. In calculating the minimum floor space, there shall be included the heated area of a residence.

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