STATE OF SOUTH CAROLINA)
)   <u>RESTRICTIVE COVENANTS</u>
COUNTY OF GREENVILLE   )

SPRINGFIELD FARMS, PHASE II

KNOW ALL MEN BY THESE PRESENTS, that Springfield Farms, Inc. a South Carolina partnership, hereinafter referred to as Grantor, for and in consideration of any and all sales that may be made of the after-described tracts or lots of land, does hereby agree and now owning or here- inafter acquiring any of the hereinafter described lots or tracts more particularly shown and designated as follows:

DESCRIPTION

All those certain pieces, parcels or lots of land, with any and all improvements thereon, lying, being and situate in the State of South Carolina, County of Greenville and being shown on a plat entitled Springfield Farms, Phase II to be recorded in the Office of the Clerk of Court for Greenville County, South Carolina.

Those certain pieces, parcels or lots of land being described above are subject to the following conditions, convenants and restrictions, which the said purchasers of any of the said tracts or lots for himself, herself, itself, his or her heirs, devisees, successors and assigns (hereinafter referred to as GRANTEE) hereby covenants and agree to perform and abide by in the acceptance of any deed, or other instrument of conveyerce, to any of the said aforementioned property.

1) All the above property shall be residential and shall not be used for commercial purposes.

(2) No dwelling shall be located on any tract nearer than 125 feet from the front lot lines, or 25 feet to any side or back lot lines. Should the tract owner purchase two or more adjacent tracts, the outside lot lines will govern. Seller reserves the right to waive the afore- mentioned distances in the case that the terrain is such that placement of the dwelling would prove difficult, or due to request by utilities or health department. In the case of a corner lot, Seller may designate the front lot line.