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OLLIE FARNSWORTH
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STATE OF SOUTH CAROLINA)
) A G R E E M E N T
COUNTY OF RICHLAND)

This Agreement made and entered into by and among Patrick H. Morgan (hereinafter called "Morgan"), Edward M. Hines, III (hereinafter called "Hines"), and James P. Ashley (hereinafter called "Ashley"),

W I T N E S S E T H:

WHEREAS, Morgan has by deed and for valid consideration of even date conveyed an undivided one-third (1/3) interest each to Hines and Ashley in property situate in Greenville County, South Carolina and more particularly described as Lots No. 90, 91, 73, 74, 75, and 76 of Pioneer Park, Map 1, Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book G, Page 80, and

WHEREAS, Morgan, Hines, and Ashley are desirous of reducing, to writing, their Agreement concerning the use and sale or other alienation of the property.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

(1) There shall be charged and paid, by each party hereto, annual dues and/or assessments for maintenance of the property hereinabove described and all improvements situate or to be constructed thereon in such amount as may be agreed upon by the parties and a decision by any two shall be controlling. Nonpayment of dues and/or assessments, when due, shall result in a forfeiture of the use of the property until such time as same are paid.

(2) Any person or persons other than the parties hereto or their respective immediate families, using the property

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