

Bounded on the south by South Carolina Highway 418, on the west by property of Jenk's Inc., and on the north by the Reedy River.

This property is conveyed subject to the following restrictions:

1. No obnoxious or offensive trade or activity shall be carried on upon any of this property nor shall anything be done thereon which may be or become an annoyance or nuisance to adjacent property owners.
2. No junk motor vehicles of any type or other junk of any type shall be allowed to remain on any of this property unless such is enclosed within a building situated upon the property. The practice of any type mechanical trade to serve the public shall not be permitted upon any of this property.
3. No trailer or mobile home, basement, tent, shack, garage, barn or other building erected on said property shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. This property shall be used only for residential purposes, and no type commercial trade or activities shall be permitted at any time.
5. The residence, or if more than one residence be built on this property, then each residence shall contain in the ground floor living area of the main structure, exclusive of one-story open porches and garages, the following: Two thousand (2000) square feet for one-story structures and for two-story structures, ground floor area of eighteen hundred (1800) square feet, and a second-story area of four hundred (400) square feet. No concrete blocks or imitation type construction material shall be used in said structures so as to be visible from the outside of said structures. No dwelling shall be permitted on this property at a cost of less than Twenty-five Thousand (\$25,000.00) Dollars exclusive of any land or lot cost, based upon cost levels prevailing on the date this property contract is executed. It being the intention and purpose herein to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date this contract is executed, at the minimum cost stated here in for the minimum permitted dwelling size.
6. Invalidity of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

It is agreed that as a part of the contract and for the benefit of a portion of the property retained by Seller that this property will be restricted as herein stated until January 1, 2000.

It is understood and agreed that the restrictions herein may be enforced by the Seller or by his heirs and assigns of any other property belonging to Seller which derives to Seller from a 545 Acre tract conveyed to Seller in Deed Book 753, Page 387, and that Seller may restrict or not restrict the remainder of said land as his wishes shall dictate and that Seller will owe no obligation to restrict or not restrict any other portion of said property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said JENK'S INC.

its Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said JENK'S INC.

its Heirs and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than N/A Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in N/A

name and reimburse for the premium and expense of such insurance under this mortgage, with interest.

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