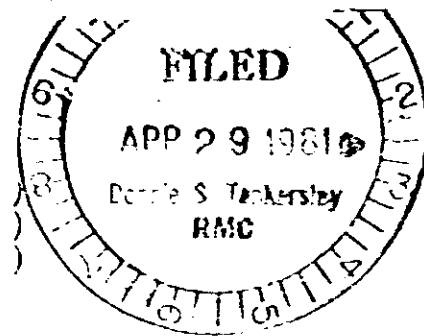


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Page 1 of Pages 2
Restrictive Covenants

WHEREAS, Ernest B. Kellogg and Helen H. Kellogg are the owners of Kellogg Acres containing 42.14 acres subdivided into lots one through eight as shown on a plat prepared by Joe E. Mitchell, R.L.S. Number 4039, dated March 23, 1981 and recorded in the RMC Office in Plat Book 8-I, at page 096, RMC Office for Greenville County, South Carolina.

WHEREAS, Ernest B. Kellogg and Helen H. Kellogg are developing said property by promoting the erection of residence on various lots sold on said plat for residential purposes and,

WHEREAS, Ernest B. Kellogg and Helen H. Kellogg are desirous of creating and putting into effect for the mutual protection of themselves and the purchasers of the lots as shown on the above referenced plat the following protective conditions and restrictions hereinafter contained;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said lots as shown on the said plat are expressly hereby encumbered with the following conditions and restrictions which shall be construed as the covenants running with the land and binding upon the said Ernest B. Kellogg and Helen H. Kellogg their successors and assigns upon the Purchasers of said property, their or its successors, heirs and assigns to wit:

1. All lots and tracts, shown upon the Kellogg Acres plat herein above referred to, shall be known and described as residential or agricultural property.
2. No tract of land can be re-subdivided which would result in a lot being less than one (1) acre in size.
3. Each residence erected or placed upon the property shall contain a minimum of 1100 square feet of heated floor space and be neatly underpinned. Single family dwellings only are permitted except for one detached guest house or servant's quarters or other outbuildings which are covered by these restrictions.
4. All outbuildings must be built behind the main residence.
5. No tract or lot may be used for chicken farming or hog farming.
6. No building or any part thereof shall be erected on any lot or tract facing any public road closer than 50 feet and must not be closer than 15 feet to any adjoining property line.
7. All wells and septic tanks are to be approved by the County Health Department.
8. No vehicle which does not have a current license plate on it may remain on the premises for more than thirty (30) days.
9. Asbestos siding shall not be used in the construction of any house. Cement blocks shall not be used unless the exterior walls are stuccoed or faced with brick.

GC10 -----7 APR 29 81 1981

4.00001

0153

4328 RV-2