

3. Upon the initial sale of each lot, fifty (50) dollars shall be set aside in escrow to be drawn upon as determined by a 2/3 vote of the lot owners stipulated above to provide maintenance to the aforesaid roadway. After June 30, 1984, the lotowners may vote to increase or decrease the amount of the maintenance asseasement if 2/3 of the lotowners vote to do so.
4. Each subsequest lotowner shall pay a maintenance fee of \$5 per month, per lot as their share of the cost of maintenance of the private road. This asseasement shall be collected by Southeastern Land Company until June 30, 1984, or until other arrangements can be made with the property owners.

Property owners who are financing their lot(s) through Springfield Farms shall make their maintenance payment with their monthly land payment. All others shall prepay their fee annually. Failure to pay the maintenance fee as described shall:

- 1.) cause a default of any note, Real Estate Purchase Agreement or contract to purchase any lot or lots at Springfield Farms.
- 2.) cause legal proceedings to force payment or attach a judgement to the premises to insure payment.
- 3.) all of the above.

5. This instrument is to be placed on record and the undersigned, Springfield Farms, and all future owners shall bound by this agreement, subject to any changes made according to the terms of this agreement.

I, the undersigned, as purchaser of the above lot or tract described in this contract or deed, acknowledge existence of the access road agreement as recorded in the RM Office for Greenville County in Deed Book _____ at Page _____ and do hereby confirm by acceptance of this deed or contract all the terms and conditions thereof.

This statement shall be signed by the grantee or grantees and shall immediately bind up all parties thereof.

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