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STATE OF SOUTH CAROLINA) DECLARATION OF RESTRICTIONS
COUNTY OF GREENWOOD)

THIS DECLARATION OF RESTRICTIONS, made this 15th day of December, 2020, by WILLIAM B. PATRICK, AS TRUSTEE OF THE LUCILLE B. PATRICK LIVING TRUST DATED FEBRUARY 2, 2011 (“Declarant”).

WHEREAS, Declarant is the owner of the real property (“Property”) described on Exhibit “A” of this Declaration; and,

WHEREAS, Declarant desires to subdivide the Property for the purpose of sale of smaller tracts; and,

WHEREAS, Declarant desires to provide for certain restrictions on said Property for the benefit of Declarant and subsequent grantees of the Property.

NOW THEREFORE, Declarant declares that the Property and each separate tract subdivided from the Property is and shall be subjected to the following Restrictions (hereinafter referred to as the Restrictions), which shall run with the land for a period of twenty (20) years.

1. Neither commercial swine, pig, hog, or boar raising nor commercial swine, pig, hog, or boar farming operations shall take place on the Property; provided, however, that this restriction shall not prohibit Declarant and any subsequent Grantees from engaging in these activities in a limited manner so that Declarant and any subsequent Grantees may raise such products for personal use or for sale at a farmer’s market.
2. Neither commercial chicken, poultry, or fowl raising nor commercial chicken, poultry, or fowl farming operations shall take place on the Property; provided, however, that this restriction shall not prohibit Declarant and any subsequent Grantees from engaging in these activities in a limited manner so that Declarant and any subsequent Grantees may raise such products for personal use or for sale at a farmer’s market.
3. No mobile homes shall be placed on the Property.

202000009524
HP/H&R
PO BOX 1547
GREENWOOD, SC 29648

EXHIBIT "A"

The aforesaid Restrictions shall apply to only that portion of the hereinbelow described parcels of real property lying west of the centerline of that right of way known as Middleton Place:

Parcel I: All that tract or parcel of land located in the County of Greenwood, State of South Carolina, containing One Hundred Thirty-One and 98/100ths (131.98) acres, more or less, and bounded as follows: on the North by lands now or formerly R.L. Hodges and Bud Hall; on the East by Lake Greenwood; on the South by lands now or formerly of F.B. Grier & J.B. Park Estate and on the West by lands now or formerly of R.L. Hodges, all of which will more fully appear from a plat made by E.I. Davis of the firm Davis & Floyd Engineers of Greenwood, S.C., of the lands of the Estate of Margaret Riley on October 26, 1956, and said plat being recorded in Plat Book 8, at Page 93, in the Clerk of Court's Office of Greenwood County. Tax Map No. 090-00-02-002 (Riley Tract)

Parcel II: All that tract or parcel of land situate, lying and being in the County of Greenwood, State of South Carolina containing 117.35 acres, more or less, and being bounded on the North by Nation Road and lands now or formerly reserved by Roy L. Hodges; on the East by lands now or formerly owned by West Virginia Pulp and Paper Company; on the South by lands now or formerly of Grier-Park Estate; and on the West by creek, all of which will more fully appear on a plat made by E.I. Davis of the firm Davis & Floyd Engineers, on January 1, 1957, which plat is recorded in the Clerk of Court's Office of Greenwood County Plat Book 42, at Page 168. Tax Map No. 004-00-01-002 (Riley Tract)

This being a portion of the property conveyed by Lucille B. Patrick to William B. Patrick, Jr., as Trustee of the Lucille B. Patrick Living Trust dated February 2, 2011, by deed dated February 2, 2011, and recorded in the Office of the Clerk of Court for Greenwood County in Book 1245 at Page 221.

