

## PROTECTIVE COVENANTS

"SUNNY ACRES"  
 MAR 17 12 05 PM 1954  
 TRAVELERS REST, S. C.

The undersigned, L. H. Tankersley, being the owner of all lots (Nos. 1 through 96), shown in the "Sunny Acres" Sub-Division located just North of Travelers Rest, Greenville County, State of South Carolina as shown on Plat of survey made by J. C. Hill, Engineer, revised March 1, 1954, and recorded in Book "W" at Pages 196&197 does hereby agree that the Covenants and Restrictions hereinafter set forth shall be binding on all parties and shall run with the land and all persons claiming under them for a period of Twenty-five (25) years from the date these Covenants are recorded after which time said Covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said Covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any Covenant either to restrain violation or to recover damages.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation 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.

- I. No building shall be located on any residential building lot nearer than twenty-five (25) feet to the front lot line, nor nearer than five (5) feet to any side lot line, nor nearer than ten (10) feet to any side street and no dwelling shall be located on any interior lot nearer than twenty-five (25) feet to the rear lot line except that no side yard shall be