

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS

WHEREAS the lots in Holmes Acres in the City of Greenville, Greenville County, State of South Carolina, said property being more particularly described and delineated on a plat of Holmes Acres prepared by Dalton and Neves, Engineers, dated February, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book "Z", Page 1, have no deed restrictions and it is the desire of the owner to adequately protect the property for herself and future owners.

NOW, THEREFORE, in consideration of the mutual advantages to the grantor, Mrs. Byrd B. Holmes, and all future grantees, that will accrue to said parties hereto, it is hereby covenanted and agreed that all of the lots in this subdivision shall be subject to the following restrictions or protective covenants.

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1971, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
2. 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 subdivision 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.
3. 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.