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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIONS FOR SUNRISE ACRES SUBDIVISION

WHEREAS, T. M. Epps is the owner of property consisting of nineteen and nine tenths (19.9) acres located on Tigerville Road, Robertson Circle and Jackson Grove Road as shown on plat recorded in Plat Book 10-K at page 97 in the R.M.C. Office for Greenville County, and;

WHEREAS, a portion of the property designated as Section One, Sunrise Acres Subdivision, has been recorded in Plat Book 10-M at page 41 in the R.M.C. Office for Greenville County, and;

WHEREAS, William E. Garner, who formerly owned the subject property has placed a prior set of restrictions against the subject property as recorded in Deed Book 1219 at page 318 in the R.M.C. Office for Greenville County, and;

WHEREAS, the said William E. Garner and T. M. Epps hereby agree that said prior restrictions shall be null and void and of no further effect and that the present restrictions shall be considered the sole restrictive covenants for all of the 19.9 acre tract referred to hereinabove,

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and restrictions herein contained for the benefit of T. M. Epps, her heirs and assigns, the following restrictive covenants are hereby imposed upon a 19.9 acre tract recorded in Plat Book 10-K at page 97 in the R.M.C. Office for Greenville County (reference also being made to plat of Sunrise Acres Subdivision recorded in Plat Book 10-M at page 41):

1. No building or mobile home shall be located nearer to the front line than fifty (50) feet, or nearer to any side street line than twenty (20) feet, or nearer to any rear lot line than twenty-five (25) feet.

2. No noxious or offensive trade or activities shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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