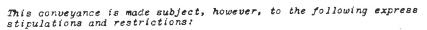
SECOND TRACT: Farty of the first part further conveys to parties of the second part, their heirs and assigns, the right to use in common with party of the first part, its successors and assigns, the road and 60-foot road right of way extending from State Road No. 1318 to the land herein conveyed.

Farty of the first part reserves for itself, its successors and assigns, the right to use in common with parties of the second part, their heirs and assigns, the roadway and 60-foot road right of way, the center line of which follows the center line of the roadway which is located on the land conveyed herein.



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- 1. The land hereby conveyed shall be used for residential purposes only and no building shall be erected, altered, placed or permitted to remain on any lot as shown by said recorded plat other than one detached single-family dwelling together with a garage, carport and other usual outbuildings.
- 2. Each dwelling house shall have a floor space of at least 1500 square feet except that dwellings with a smaller area of floor space may be constructed if the total cost of such dwelling exceeds \$17,000.00.
- 3. No building shall be placed closer than 10 feet to any boundary line of a lot unless two or more lots are improved as a unit, in which event said restriction shall apply only to the boundaries of the unit.
- 4. No goods, wares or merchandise shall be manufactured or sold or offered for sale or possessed for sale on any portion of said land, and no trade, business or profession, or any boarding or rooming house shall be carried on thereon, and nothing shall be done or permitted thereon that shall constitute a nuisance or shall be offensive to the neighborhood.
- 5. No temporary house, tent, trailer or camper shall be placed upon any lot.
- 6. The lots hereinadove described shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in clean and sanitary condition.
- 7. Only a sewage system constructed, equipped and approved by the State Board of Health shall be installed upon the premises.
- 8. No cattle, sheep, goats, rigs, rabbits, poultry or other livestock except pleasure horses and household pets shall be kept or maintained on any part of said property.

The above restrictions are covenants running with the land and shall be effective as to parties of the second part, their heirs and assigns, for a period of 4C years from the date hereof.

Party of the first part reserves for itself, its successors and assigns, rights of way for easements for water lines, electric distribution lines and other utilities along all roadways as shown on said plat.





TO HAVE AND TO HOLD, the aforesaid tracts or parcels
of land and all privileges and appurtenances thereto, belonging, to the said
jarties of the second part, their
heirs and assigns, to their only use and behoof forever.
And the said for itself for itself
its successors and assigns, covenants with the said parties of the second part, in their heirs
and assigns, that it is seized of said premises in fee, and has right to convey the same in fee sim-
ple, that the same are free and clear from all incumbrances, and that it will warrant and defend the
said title to the same against the lawful claims of all persons whomsoever.
IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its
name by its President, and its corporate seal to be hereto affixed and attested by its secretary this
day and year first above written. J. J. & K. INC.
(Componete Seal)
President.
Secretary.
NORTH CAROLINA,
COUNTY,
This day of
for said County,
Who being by me duly sworn says that he knows the common seal of the
and is acquainted with
President and presiding member of said Corporation, and that he, the said.
is the Secretary of the said Corporation and saw the said President ign the foregoing instrument and saw the said common seal of said Corporation affixed to said
nstrument by said President (or, and that he the said
ecretary as aforesaid, affixed said seal to said instrument), and that he, the said
signed his name in attestation of said instrument at the presence of said President of said Corporation.
Let the instrument with the certificate be registered.
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NORTH CAROLINA,
MACON COUNTY.
This 28 day of April , A. D. 1962 , personally came
before me,
says that he is the president of J. J. & Ks. INCs.
and that the seal affixed to the foregoing instrument in writing is the corporate seal of the Com-
pany, and that said writing was signed and sealed by him, in behalf of said Corporation, by its
authority duly given. And the said R. S. Gonza Acknowledged
the said writing to be the act and deed of said Corporation. Witness my hand and Notarial
Notary Lublic, Macon County, N. C.
State of 77. C. By Commission Expires: Due 22/969
72
The foregoing (or annexed) Certificate of Circle Likson
is adjudged to be correct. Let the instrument and the Certificate be registered.
This day of A. D. 19 6 7
Collection Charles Clerk.
Superior Court.
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Curpuration Berd J. J. & K., INC. TO DR. EUGENE WILM THANDENCE JR. and wife ELIZABETH S. LAWRENCE LAWRENCE And wife ELIZABETH S. 1964 of April 1962. A. M. and registered in the office of egister of Deeds for Mand. 1800/R. Joi Doeds and Page 301 &c. A. M. and registered in the office of egister of Deeds and Page 301 &c. A. M. and registered in the office of Mand. 1800/R. Joi Doeds and Page 301 &c. A. M. A. M. A. M. M. A. M. M. Register of Deeds.
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