

conveyed having the identical metes, bounds and boundary markers as are shown on said plat, and being more particularly described as follows: Commencing at a Southern Bell Telephone Company pole at the Northwestern point of intersection of the rights-of-way of Lake Drive and River Road as shown on said Plat then proceeding in a Westerly direction along the Right-of-way of River Road to a pin situated on said right-of-way. (The location of said pin ascertained by running a tie line from the aforementioned telephone pole South 71° 41' West a distance of 199.0 feet). Thence from said pin proceeding North 2° 41' West a distance of 161.1 feet to a pin; thence proceeding North 83° 47' East a distance of 110.0 feet to an old marker at the Western edge of Lake Drive right-of-way; thence, proceeding South 38° 41' East a distance of 137.8 to the point of origin. Said part-lots, taken together, butting and bounding as follows, to wit: North on Lot No. 201 also owned by Martha B. Sloan; East on Lake Drive; South on River Road and West on a twenty-five foot strip formerly a part of Lot No. 199, but now owned by Orr B. Thresher.

Tract No. 2 above described is subject to the following:

- (1) A right-of-way heretofore granted to Orr F. Thresher, his heirs and assigns, to maintain a connecting waterline for household use across the Northern boundary of Lots Nos. 199 and 200 as shown on the aforesaid plat, and
- (2) The grantees, their heirs and assigns, covenant that the use of the within described property shall be limited to residential purposes only, and that there shall not be permitted thereon any enterprise of a commercial or mercantile nature.

TO HAVE AND TO HOLD the above described two tracts of land, together with all privileges and appurtenances thereto belonging, subject to the aforementioned right-of-way and restriction, to and unto the parties of the second part, as tenants in common, their heirs and assigns, in fee simple forever.

And the party of the first part covenants with the parties of the second part, their heirs and assigns, that she is seized of said land in fee and has a good and lawful right to convey the same in fee simple, that the same is free and clear of all encumbrances, except as aforementioned, and that she does hereby warrant and will forever defend the title thereto against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the party of the first part has hereunto subscribed her name and affixed her seal on the 26<sup>th</sup> day of Dec.

1972.

SIGNED, sealed and delivered  
in the presence of:

Margaret P. Britton

Clarence C. Britton

Martha B. Sloan (SEAL)

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