

defend all and singular the said land and premises hereby conveyed unto the said Grantee, his heirs and assigns, against itself, the said Grantor, and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee covenants and agrees, for himself and his heirs and assigns, unto and with Grantor, its successors and assigns, as a covenant running with the land, and as a part of the consideration for this conveyance, said covenant being evidenced by the acceptance and recordation of this deed by Grantee, that said premises hereby conveyed will be utilized for and in connection with the construction thereupon of a substantial building or structure having an area of not less than 20,000 square feet for use and to be used for the conduct of Grantee's cotton warehousing business, and that upon the failure of Grantee, his heirs or assigns, to construct upon said premises a building or structure as aforesaid and thereafter to use said premises for the purposes aforesaid within three (3) years next ensuing from and after the date of this conveyance, Grantor shall have and hereby reserves the right to repurchase said land and property at and for the price or sum of \$9,390, said right of repurchase being hereby reserved and to continue for one (1) year after the expiration of said three (3) year period; Grantee hereby covenanting for himself and his heirs and assigns, that he will, upon the accrual of said right of repurchase, and upon being notified in writing of the election of Grantor to exercise the same, promptly make or cause to be made said reconveyance to Grantor, or its nominee, in accordance with the terms hereof, by good and sufficient deed conveying the full title to said property, free of liens and encumbrances and with general warranty of title.

IN WITNESS WHEREOF, Georgia Industrial Realty Company has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested, by its proper officers thereunto duly authorized, this 1st day of May, in the year of Our Lord one thousand nine hundred and sixty-seven and in the one hundred and ninety-first year of the Sovereignty

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