

Five hundred (\$500.00) dollars in cash upon the execution of this agreement, the receipt whereof is hereby acknowledged, and the remainder in three payments of six hundred sixty-six & 66/100 dollars each to be made as follows:

Note no. 1 for \$100.00 due and payable December 25, 1927;
 Note no. 2 for \$166.60 due and payable June 25, 1928; and
 Note no. 3 for \$333.40 due and payable December 25, 1928;
 said payments to be evidenced by notes bearing interest from date at the rate of six per cent, per annum, payable semi-annually, and providing that in case of failure to pay any part of the principal or interest on either of said notes that the whole amount evidenced by all of said notes should become at once immediately due and payable at the option of the Vendor, its Successors and assigns; said notes to provide also for ten per cent additional as an attorney's fee in case of collection by an attorney or by suit.

Upon the payment by the Purchaser of the amount hereinabove stated in full, the Vendor agrees to execute and deliver to the Purchaser a fee simple deed, with clause of general warranty, conveying to the said Purchaser, its heirs, successors and assigns, the lot of land hereinabove described, subject nevertheless to the following conditions, restrictions and covenants, which are hereby declared and agreed to be conditions subsequent:

First; that the property conveyed herein shall not be sold, rented, leased or occupied by persons of negro blood, or to any corporation owned or controlled by persons of negro blood. This provision shall not apply to domestic servants who may reside on the property of the purchaser.

Second; that no use shall be made of any lot which will constitute a nuisance, or injure the value of neighboring property.

Third; that the property hereby conveyed shall be improved and used for residential purposes only, and shall be used for one residence only, and no flat, apartment house, hotel, duplex house or business house shall be erected thereon.

Fourth; that no residence shall be erected on lot 18 in block "B" costing less than twenty-five hundred (\$2500.00) dollars, nor shall any residence or other buildings be erected on lot laid out until after the plans for the buildings and arrangements of grounds shall

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have been approved by the Vendor.

Fifth; that no house or other structure shall be built on said lot nearer the front property line or street upon which it will face than the building line shown on said plat, nor nearer the side line of said lot than ten feet, nor nearer the rear line than five feet, except where rear building line is shown on said plat, and in that case no nearer than said line. This shall not be construed to include pergolas, arbors and open garden structures erected for ornamental purposes, but shall apply to service premises, and by service premises is meant any area used for wood yard, laundry yard or kitchen garden, and any area enclosed for the keeping of poultry or stock.

Sixth; that no re-subdivision of any part of the above described property, by sale or otherwise, shall be made to reduce more than ten (10%) per cent, in distance or area, from the lot as originally subdivided.

Seventh; that no signs, bill boards, or advertising boards or structures shall be placed on the lands included in the above described lot, except upon written permission of the Vendor, its Successors and assigns.

Eighth; that the Vendor reserves the right to locate, construct, erect and maintain in the areas indicated on the plat as "easements" sewer and water pipe lines, conduits, poles and wires for public utilities, and in the absence of stated "easements" on the plat, shall have and is hereby given a right-of-way through the property hereby conveyed for sewer and water pipe lines, pole lines and conduits in connection with supplying utilities, light, power and telephone service, and also reserved the right of access at all times to such sewer and water pipe lines, conduits, poles and wires for the purpose of repairs and maintenance.

Ninth; that no surface closet or other unsanitary device for the purpose of disposal of sewerage shall be installed or maintained on the property hereby conveyed, the Vendor herein agreeing that upon the written request of the owner of the said property, made at any time within ten years after the date of the execution of deed, the Vendor will install on the property herein conveyed, or on convenient adjacent property, a septic tank or other sanitary device for the disposal of sewerage, and said owner shall have the right to connect to and use

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