connection and merged with any adjoining lot, so as to create one or more lots of larger area than as shown on said plat, and the further right to determine the size and shape of lots sold for other than residential purposes.)

5. That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas and water pipes, electric conduits, or pipes, telegraph telephone and electric light poles, and any other such public utilities, on or in any of the roadways, streets or alleys bordering said property, with connecting links for the same along the back and side lines of the lot above described and to grade surface, and repair the said roadways, streets and alleys, without compensation to any lot owner for any damage sustained thereby.

6. That no surface closet or other unsanitary device for the disposal of sewerage shall ever be installed or maintained on the lot herewith conveyed.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee (s) hereinabove named, and their successors in office ~~xxx~~ and assigns forever.

~~And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) herein named and whomsoever lawfully claiming or to claim the same or any part thereof.~~

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers Margaret T. Richards, as President and Janet R. Holmes, Secretary on this the 16th day of May, in the year of our Lord one thousand nine hundred and forty-four, and in the one hundred and sixty eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Z. M. Netherton

R. H. Brady

CORPORATION SEAL

RICHARDS REALTY COMPANY (L. S.)

By Margaret T. Richards, President

and Janet R. Holmes, Secretary.

S. C. Stamps Cancelled, $ 3 and 00 Cents.

U. S. Stamps Cancelled, $ 1 and 65 Cents.

For True Consideration See Affidavit Book 7, Page 91

STATE OF ~~xxxxxxxxxx~~ North Carolina

County of ~~xxxxxxx~~ Polk

Personally appeared before me Z. M. Netherton and made oath that he saw Margaret T. Richards as President and Janet R. Holmes as Secretary of Richards Realty Company a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with R. H. Brady witnessed the execution thereof.

Sworn to before me this 16th day of May A. D. 19 44

R. H. Brady (L. S.)

NOTARIAL SEAL

Z. M. Netherton

Notary Public for ~~xxxxxxxxx~~ Polk County, N. C. My commission expires May 13, 1946.

Recorded May 22nd, 19 44, at 10:00 o'clock A. M. BY:E.G.