

This conveyance is subject to the following restrictions: which are to be deemed covenants running with the land:

- 1. The property herein conveyed shall be used for residential purposes only and no building other than a one-family dwelling may be erected thereon, garages and outbuildings excluded;
- 2. No part of the property herein conveyed shall be sold, rented or leased to persons in whole or in part of African descent;
- 3. No hotel, inn, boarding house, cafe, restaurant or any other type of eating establishment may be erected or operated on the premises herein 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 hereinabove named, and his Heirs and Assigns forever