TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as projected on said plat, for lawful aquatic sports, beating, swimming and fishing; and together with the further right to erect for the use of the owner of the above described lot a boat house and wharf to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of the said Lake, its inlets, outlets, or beaches, the grantor herein, its shareholders or successors, shall not be liable to any lot owner or any other person inexperienced in swimming; it being expressly slipplaisted that privileges and facilities, or by reason hereof.

i.	TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.
1	All and singular, the premiers between the first the premiers the premiers the first the premiers the pr
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ì	And the said Tryon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the
ŧ	said assigns, against itself and its successors and all persons lawfully claiming, or to claim the same, or any part thereof, immediately revert to the grantor, its successors or assigns, execute as against left and covenants running with the land, for a violation of the first of which the title shall of the property hereby conveyed, or any part thereof, immediately revert to the grantor, its successors or assigns, except as against lien creditors, to-wit:
į	This conveyance is made subject to the following conditions, restrictions and covenants running with the land for a subject to the following conditions, restrictions and covenants running with the land for a subject to the grantor, its successful and covenants running with the land for a subject to the grantor.
	This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first of which the title shall FIRST: That the property hereby conveyed, or any part thereof, is not to be sold, rented, leased or otherwise disposed of to any person of African descent, be taken to prevent the grantor herein from designating certain lots of this development or any future addition thereto for business purposes or for other purposes THRD: That no use shall be made of any lot which, in the opinion of the grantor herein running said development, the right to do so being hereby expressly reserved by grantor.
	be taken to prevent the grantor herein from designating certain lots of this development or any future addition thereto from the printer of the printer of grantor in recognition of grantor in recognit
	desirable in the opinion of grantor, in promoting said development, the right to do so being hereby expressly reserved by grantor, in promoting said development, the right to do so being hereby expressly reserved by grantor. THIRD: That no use shall be made of any lot which, in the opinion of the grantor herein, will constitute a nulsance, or prove in any way noxious or offensive
Ì	of injure the value of neighboring lots,
1	FOURTH: That no dwelling house shall be built on the above described lot to cost less than Illa et Illa estate
	residence, garage, or other building whateous daily
	residence, garage, or other building whatsoever shall be erected on said lot until, and unless, the plans and specifications thereof have been submitted to and approved be, as shown and indicated on the plat hereinabove referred to, and in strict accord with the plans and specifications thereof have been submitted to and approved shall face or front on the street or road on which the lot herewith conveyed is shown to front by the plan said specifications so required to be submitted and approved, and FIFTH: That not more than one residence shall be erected on each lot or parcel as shown by said plat, PROVIDED, HOWEVER, that in addition to one and residence built thereon, of sightly appearance and appropriate location, within the building line and not nearer than five feet to any side or back line of any adjoin- SIXTH: That the parties hereto, their successors, helrs and assigns, will not during the term of twenty and the parties hereto, their successors, helrs and assigns, will not, during the term of twenty and the parties hereto, their successors, helrs and assigns, will not, during the term of twenty and the parties hereto, their successors, helrs and assigns, will not, during the term of twenty and the parties hereto, their successors, helrs and assigns, will not, during the term of twenty and the parties hereto.
1	shall face or front on the street or road on which the lot herewith conveyed is shown to front by the plans and specifications so required to be submitted and approved, and
1	residence, there may be erected a garage and servant's quarters, (the plans for which are to be a shown by said plat, PROVIDED, HOWEVER, that in addition to one
	ing lot not owned by the owner of the land hereinabove described,
1	and residence built thereon, of sightly appearance and appropriate location, within the building line and not nearer than five feet to any side or back line of any adjoin- SIXTH: That the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from April 1, 1925, subdivide, sell or convey vey any part or parcel of said lots, less than the whole of each thereof, as shown on said plat (the grantor hereby expressly reserving the right, however, to sell on convey on said plat, and the further right to determine the size and shape of lots sold for other than residential purposes.) SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water ing 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, EIGHTH: That no surface close to other unsanitary device for the disnost of the entering terms.
J	on said plat, and the further right to determine the size and shape of lots sold for other than as do create one or more lots of larger area than as shown
1	pipes, electric conduits or pipes, telegraph, telephone and electric light poles and maintain, or authorise the laying, erecting and maintaining of sewer, gas, and water
1	sing 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 or alleys border- streets and alleys, without compensation to any lot owner for any damage sustained thereby. EIGHTH: That no surface closet or other unsanitary device for the disposal of sewerage shall ever be installed or maintained on the lot herewith conveyed, will install on said lot a septic tank, or other sanitary device for disposal of sewerage, and said owner shall have the right to connect to and use the same; PROVIDED, one or more owners of other lots, or grant them the right to so connect according to the capacity of said lot, to connect to said septic tank or other sanitary device. In Witness Whereof, the said Tryon Development Company has caused these necessaries and public utilities, on or in any of the roadways, streets or alleys border-streets, and any of the roadways, streets or alleys border- streets and alleys, without compensation to read and to grade surface, and repair the said roadways, streets or alleys border- streets and alleys, without compensation to any of the roadways, streets or alleys border- streets and alleys, without compensation problems that policy and and to grade surface, and to grade surface, and to grade surface, and repair the said roadways, EIGHTH: That no surface close to relieve the said let to above described and to grade surface, and repair the said roadways, EIGHTH: That no surface close to any of the said roadways, grantor hereby device or in any of the roadways, EIGHTH: That no surface close to all eye for disposal of sewerage shall ever be installed or maintained on the lot hereby. EIGHTH: That no surface close to alone and roadways, grantor hereby device or in alone street, and no produced and to grantor the said roadways, grantor hereby device or in alone street, and to grade surface, and any of the roadways, grantor hereby device or in alone street, and no produced and to grant
	grantor herein agreeing that upon the written request of the owner of soil less of sewerage shall ever be installed or maintained on the lot herewith conveyed.
ĺ	will install on said lot a septic tank, or other sanitary device for disposal of made at any time within three years after the date of execution of this deed, grantor HOWEVER, that in such event, grantor is to have the right without and said owner shall have the right to connect to and use the same: PROVIDED
l	one or more owners of other lots, or grant them the right to so connect, according to the capacity of said septic tank or other sanitary device. In Witness Whereof, the said Tryon Development Company to the capacity of said septic tank or other sanitary device.
	one or more owners of other lots, or grant them the right, without reimbursement to the owner of said lot, to connect to said septic tank or other sanitary device. In Witness Whereof, the said Tryon Development Company has caused these presents to be signed by its duly authorized officers, and its corporate seal to be thereto affixed, this was a said to the capacity of said septic tank or other sanitary device.
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	in the year of our Lord one thousand nine hundred and fifther the year of the Independence of the United States of America. Signed Scaled and Delivered in the Presence of: TRYON DEVELOPMENT COMPANY, By C. Maryon Development Company,
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