

This property is conveyed subject to the following building restrictions:

(1) That no building shall be erected within thirty five (35) feet of the front line of Perry Avenue.

(2) That this lot shall not be sold, rented or otherwise disposed of to any person of African descent or with any percentage of negro blood.

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 said Premises unto the said Gus Smith

his Heirs and Assigns forever. And we do hereby bind ourselves, and our

Heirs, Executors and Administrators to warrant and forever defend all and singular the said

Premises unto the said Gus Smith

his Heirs and Assigns, from and against us and our

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.