

lot owner, or other person, for any damage or injury sustained in the exercise of said privileges or facilities, or by reason hereof.

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 beforementioned unto the said W. Craig Furr and Alene W. Furr, their Heirs and Assigns.

And the said Lanier Realty Company does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said W. Craig Furr and Alene W. Furr, their Heirs and Assigns against itself and its successors and all persons lawfully claiming, or to claim the same, or any part thereof.

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 immediately revert to the grantor, its successors or assigns, except as against lien creditors, to-wit:

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.

SECOND: That the property hereby conveyed shall not be used for commercial purposes for a period of Twenty-one years after December 1, 1946, but this shall not 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 desirable in the opinion of grantor, in promoting said development, the right to do so being hereby expressly reserved by the grantor.

THIRD: That no use shall be made of the above described premises which, in the opinion of the grantor herein, shall constitute a nuisance, or prove in any way noxious or offensive to the neighboring inhabitants, or injure the value of neighboring lots.

FOURTH: 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 roadway, streets and alleys, without compensation to any lot owner for any damage sustained thereby.

FIFTH: That no surface closet or other unsanitary device for