

(2)

NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

THAT WHEREAS, the undersigned D. M. Allred, has heretofore purchased a certain 17.30 acre tract of land from one Alson E. Williams, said land being more particularly described as follows:

BEGINNING at an iron pipe, J. A. York's South East corner on north side of old road; thence South 79 deg. West along original line of Jones tract 188-3/4 feet to a stone near a marked white oak, H. D. Scarboro's corner; thence South 4 deg. and 30 min. West 852-1/2 feet to a stone at a forked dogwood, H. D. Scarboro's corner; thence East 850 feet to a stone in Bingham's line; thence North 4 deg. and 30 min. East 960-1/2 feet to the beginning, containing 17-30/100 acres, more or less.

and whereas, the undersigned D. M. Allred has heretofore sold lots from said tract of land to Dalton Cook, Paul Robinson, Bertha Thompson, Clyde Cheek, et al, and that said land is being used by said purchasers for residential purposes; and whereas for the protection of prior purchasers and subsequent purchasers, the undersigned D. M. Allred does desire to create an orderly plan of subdivision for the mutual benefit of the present owners and subsequent owners of said land, and in order to create a general plan of subdivision promoting said land as residential property, the undersigned D. M. Allred does hereby place on the remainder of said lands of the above described tract now owned by him restrictions as follows:

1. That said property shall be used for residential purposes only and shall not be used for commercial or business purposes.
2. All buildings erected on said property shall be of brick veneer construction and the only exterior building materials which shall be used in the construction of any homes on said property shall be brick or brick veneer; provided, however, that block foundation walls which do not show can be used in the construction of buildings on said property.
3. All houses constructed on said premises shall have a present market value of at least \$10,000.00 based on 1961 building costs.
4. No outside toilet shall be constructed or maintained on said property.
5. No house shall be erected on any lot coming nearer than 40 feet to the front property line of said lot, or nearer than 10 feet to any side property line of said lot.

6. No swine, cows or poultry shall be kept on said premises for commercial purposes .

The foregoing restrictions shall be considered covenants running with the land and shall be in full force and effect both for and against every owner of said property or any part thereof and shall follow the property into the hands of any and every future owner thereof; and that these restrictions shall apply from the date first above written and shall exist and continue until the 1st day of July, 1985.

In Testimony Whereof, I have hereunto set my hand and seal, this 29th day of August, 1961.

Witness to make:  
*Thos R. Anderson*  
*Olga Cranford*

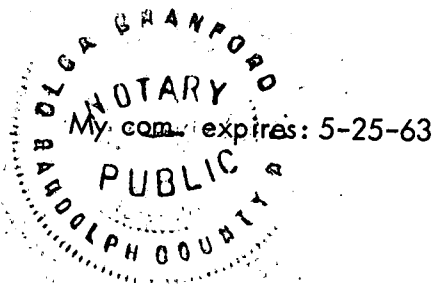
*D. M. Allred* (SEAL)  
D. M. Allred

NORTH CAROLINA

RANDOLPH COUNTY

I, Olga Cranford, a Notary Public for said county and state, do hereby certify that D. M. Allred (widower) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this 29th day of August, 1961.



*Olga Cranford*  
Notary Public

NORTH CAROLINA, Randolph County

The foregoing certificate of *Olga Cranford*, a Notary Public of *Randolph County*, State of N. C., is adjudged to be correct. Let the instrument, with the certificate, be registered. This 5 day of Sept, 1961

*Linda K. Terry*  
Rep. Clerk Superior Court

Filed for registration at 9:45 o'clock a.  
M. Sept 5 1961 and registered in the office of the register of Deeds for Randolph County, in Book No. \_\_\_\_\_, Page No. \_\_\_\_\_

*Annie Shaw*  
Register of Deeds  
By *Francis Proctor*, asst.