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 :: "D E E D." ::
 :: GREATER RALEIGH LAND CO., ::
 :: TO ::
 :: ALBERT FINNELL. ::
 ::::::::::::::::::::::::::::::

NORTH CAROLINA_ Wake County.

THIS DEED, made this 31st day of December 1913 by Greater Raleigh Land Company, a corporation duly created and existing under the laws of the state of North Carolina, party of the first part, to Albert Finnell, of Wake County, North Carolina, party of the second part:

WITNESSETH: That the party of the first part, for and in consideration of the sum of one hundred dollars and other valuable considerations, to it in hand paid by the party of the second part receipt of which is hereby acknowledged, has given, granted, bargained and sold and by these presents does give, grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, a certain lot or parcel of land lying and situate within the corporate limits of Raleigh, Wake county, North Carolina, being lot No. 215, as described and contained in a certain map of Boylen Heights, made by Kelsey and Guild, which map is recorded in book of maps 1885, page 114, of Wake county, in the office of the Register of Deeds of said county, and the lot being more particularly described as follows:

Beginning at an iron stake on the south side of South street 66 feet west of the southwest intersection of South and Stokes streets, runs thence southerly along the west line of lot #214, 102 feet to an alley at the southwest corner of lot #214, runs thence westerly along the north line of said alley 65 feet to the southeast corner of lot #216, runs thence northerly 109 feet along the east line of lot #216, to the south side of South street; runs thence easterly with the south side of South street 52 feet to the beginning.

And it is stipulated by the party of the second part, his heirs and assigns, as a part of the consideration, and as an inducement to the execution of this deed by the party of the first part as follows:

1st. That no dwelling house shall be constructed or maintained on the premises of a less value than one thousand dollars and no/100 dollars.

2nd. That no building other than residences, except barns, stables or outbuildings used for domestic purposes solely shall be built on said land, unless by written consent given by the Greater Raleigh Land Company.

3rd. That no part of any structure built upon the premises shall be nearer the front line thereof than 15 feet.

4th. That when any dwelling house is built upon the premises, it shall be connected at the expense of the owner with the common sewer.

5th. That no pigs, or hogs shall be kept upon the premises in any manner whatsoever.

6th. That the premises shall not be occupied by negroes or persons of mixed or negro blood; Provided, that this shall not be construed to prevent the living upon the premises of any negro servant whose time is employed for domestic purposes by the occupants of the dwelling-houses.

7th. All covenants binding upon the party of the second part, except the sixth covenant, concerning the occupation by negroes, shall conclude and expire January 1, 1920, and that all covenants on the part of the party of the second part shall be covenants running with the land.

All agreements shall bind the heirs, executors, administrators, assigns and successors of the parties of the first and second parts.

TO HAVE AND TO HOLD the aforesaid tract or lot of land, with all privileges and appurtenances thereto belonging or appertaining to him the said party of the second part, his heirs and assigns, to their only use and behoof forever.

And the said Greater Raleigh Land Company hereby covenants to and with said party of the second part, his heirs and assigns, that it is seized of said premises in fee, and has a good and lawful right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that it will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Greater Raleigh Land Company has caused these presents to be signed, in its name by its president and attested by its secretary and its corporate seal to be hereto affixed all by order of its Board of Directors, all on this the day and year first above written.

(CORPORATE SEAL)
 Attest: J. D. TURNER, Secretary.
 NORTH CAROLINA, Wake County.

GREATER RALEIGH LAND COMPANY,
 By F. K. ELLINGTON, President.

On this 31 day of December A.D. 1913, personally came before me T. H. Dortch, notary public in and for the county of Wake, state of North Carolina, J. D. Turner, secretary of the Greater Raleigh Land Company, who being by me duly sworn, says that he knows the common seal of the Greater Raleigh Land Company, and that he is acquainted with F. K. Ellington who is the president of the Greater Raleigh Land Company, and that he, the said J. D. Turner, is the secretary of the said Greater Raleigh Land Company, and saw the said F. K. Ellington, president as aforesaid, affix, said seal to the foregoing instrument, and also saw him the said F. K. Ellington, president sign the said instrument and that he, the said J. D. Turner, secretary, became a subscribing witness to and attested the said instrument in the presence of said F. K. Ellington, President, aforesaid.

In witness whereof, I have hereunto set my hand and affixed my notarial seal this the 31 day of December 1913. My com. exp. Feb. 5, 1914.

(NOTARIAL SEAL) P. H. DORTCH, Notary Public.
 NORTH CAROLINA, Wake County.

The foregoing certificate of T. H. Dortch, a notary public of Wake county is adjudged to be correct. Let the instrument with the certificates be registered.

Witness my hand this May 22, 1918.

MILLARD MIAL, Clerk Superior Court.

Filed for registration at 2 P.M. MAY 22, 1918, and recorded in office of Register of Deeds for Wake County in book 324, page 535, June 7, 1918.

Arch J. Wood
 Register of Deeds.
By M. J. Medlin
 Deputy