

1. That said lot shall be used for residential purposes only.
2. That no residence shall be constructed on said lot costing less than \$ 12,000.00, but this covenant shall not apply to garages or other buildings of a like nature constructed in connection with the said property. Each residence shall be of substantial construction.
3. That no nuisance, public or private, shall be maintained or permitted on said property.
4. That no dwelling house or other building shall be constructed on said lot nearer than thirty (30) feet to the road or any on which the lot fronts or abuts, and no portion of any building shall be nearer than ten (10) feet to the side or rear lot boundaries.
5. That no house trailer or mobile home shall be brought in or upon said real estate and used as a place of dwelling and for the purpose of a residence.
6. That no basement alone without a house constructed thereon shall be used as a dwelling house.
7. That no animal, such as horses, cattle, sheep, hogs or goats, shall be kept or maintained on said real estate, but this does not prohibit dogs, cats, and other animals ordinarily kept as pets from being maintained.
8. Upon installation of a central sewerage system, the grantees will be required to pay a connection fee of \$ 350.00.

This conveyance is made unto the grantees as joint tenants with full rights of survivorship, which is to say if John E. Boal, Jr., should predecease his wife, Sharon L. Boal, then the entire fee simple title in and to said real estate shall vest solely in Sharon L. Boal; and if Sharon L. Boal should predecease her husband, John E. Boal, Jr., then the entire fee simple title in and to said real estate shall vest solely in John E. Boal, Jr.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.