

EXAMINED.

*Delivered at
J. R. Spates
10-18-26*

370 369

At the request of George B. Springston and Elizabeth Earnest Springston, (his wife), the following Deed was recorded August 11th. A.D., 1926, at 3:55 o'clock P.M., to wit:-

This Indenture, Made this 26th day of July, A.D., 1926, by and Allen L. Hawse and Edna Peck Hawse, his wife, of Richmond, Virginia, and Bradley Hills Syndicate, Incorporated, (a corporation duly incorporated under and by virtue of the laws of the State of Maryland), parties hereto of the first part, and George B. Springston and Elizabeth Earnest Springston, his wife of the District of Columbia, parties hereto of the second part;

Witnesseth, That for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it in hand paid, receipt whereof, before the delivery of these presents, is hereby acknowledged, and in consideration of the covenants and agreements hereinafter more particularly set forth, the said party of the first part has granted, bargained and sold, and does hereby grant bargain, sell and convey unto the said George B. Springston and Elizabeth Earnest Springston, his wife, parties hereto of the second part, as tenants by the entireties, their heirs and assigns, in fee simple, the following described land and premises, situate, lying, and being in Montgomery County, in the State of Maryland, and distinguished as:

Lot Numbered Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), all in Block Numbered Four (4), in the sub-division known as "Hillmead", as per plat recorded in Plat Book No. 3, plat 234, one of the Land Records for said Montgomery County.

Together With the building and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To Have And To Hold the pieces or parcels of land and premises above described or mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the only proper use, benefit and behoof forever of the said George B. Springston and Elizabeth Earnest Springston, his wife, their heirs and assigns.

And the party hereto of the first part covenants that it will warrant specially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite.

And the said parties hereto of the second part, hereby covenant and agree with the said party of the first part as follows:

1. That all buildings erected upon said premises shall be built and used for residence purposes exclusively, except stables, carriage-houses, garage, shed or out-buildings for use in connection with such residences, and that said property shall not be used for business, manufacturing or mercantile purposes.

2. That no structure of any description shall be erected within one hundred feet of the main boulevard or within fifty feet of any side street,

and no stable, carriage house, garage, shed or outbuilding shall be erected except in the rear of said premises.

3. That any house erected on said premises shall be designed for the occupancy of a single family, and that such dwelling or other buildings on said premises shall have sewerage connection.

4. That no house shall be erected on said premises at a cost less than Ten Thousand Dollars (\$10,000.00).

5. That the above-described premises shall not be sub-divided other than as is now recorded.

6. That the above-described property shall never be sold, leased or conveyed to or occupied by any person of the Negro race.

All of the above covenants to run with the land and to remain in effect for a period of twenty years from May 1, 1912, except the said last mentioned covenant, which is to be perpetual.

In Testimony Whereof the said Allen L. Hawse and Edna Peck Hawse, his wife, and Bradley Hills Syndicate, Incorporated, has caused these presents to be signed in its corporate name by Isaac T. Mann, its President, attested by Allen L. Hawse, its Secretary, and its corporate seal to be hereunto affixed on the day and year hereinbefore written.

Witness: ¹⁵⁷ Allen L. Hawse (Seal)
R. S. Friend ¹⁶⁴ Edna Peck Hawse (Seal)

Bradley Hills Syndicate Incorp-
orated, Maryland
Seal, 1923

⁸³ Bradley Hills Syndicate, Incorporated:-
By: Isaac T. Mann
President

Attested:-
A. L. Hawse
Secretary

City of Richmond, State of Virginia

I Hereby Certify that on this 26th day of July, before the Subscriber, a Notary Public in and for said City in State, personally appeared Allen L. Hawse and Edna Peck Hawse, his wife, Grantors in the foregoing and annexed deed and acknowledged the same to be their respective act.

Witness my hand and official seal.

R. S. Friend
Notary Public
Richmond,
Va.

R. S. Friend
Notary Public

My commission expires April 5, 1929

District of Columbia, U.S. of America, ss:-

I Hereby Certify that on this 30th day of July, 1926, before the Subscriber, a

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PBR 408, p. 0111, MSA_CE63_366. Date available 10/14/2005. Printed 09/13/2022.