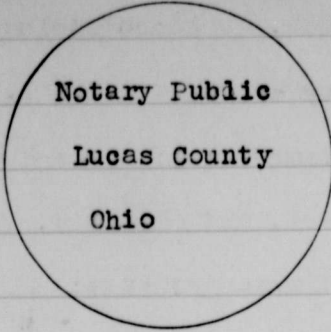


A.D. 1929.

Wm. J. Schneider



EXAMINED. #####

Mailed to:
 Edgemoor Land Office
 Theatre Bldg.
 Bethesda, Md.

At the request of James C. Benson and Nettie N. Benson the following
 Deed was recorded August 8th, A.D. 1929, at 10:20 o'clock A.M.
 to wit:-

This Deed Made this thirty-first day of July in theyear of our Lord
 10-10-29 one thousand nine hundred and twenty-nine, by and between The Security Land Company, a
 Maryland Corporation, party of the firstpart, and James C. Benson and Nettie N. Benson,
 of Montgomery County, Maryland, parties of the second part:

Witnesseth, that in consideration of Ten (10) dollars lawful money
 of the United States to it in hand paid before the sealing and delivery of these presents,
 the said party of the first part does grant and convey unto James C. Benson and Nettie
 N. Benson, his wife, parties of the second part, as Tenants by the Entirety, their heirs
 and assigns, in fee simple, all that piece orparcel of ground situate, lying and being
 in Montgomery County, State of Maryland, being part of the same land which the said
 party of the first part obtained from William Phelps Eno by deed dated the 6th day of
 May, 1920, recorded in the Land Records of Montgomery County, Maryland, in Liber 308 at folio
 35 and being described as follows, to wit:-

Lot numbered Twenty (20), in the re-subdivision of Block numbered
 Thirteen (13), in a subdivision known as "Edgemoor"; as per plat recorded in Plat Book
 No. 4, plat 384, oneof the Land Records for said Montgomery County.

Subject to the following covenants:-

1. That no place of business shall be erected or maintained on the premises hereby conveyed, the said premises to be occupied and used for residence purposes only.
2. That no house costing less than \$6000.00 shall be erected on said premises, and that no residences shall be built upon any parcel of less than 60 feet front.
3. That no structure of any description shall be erected within 20 feet of the line of any street.
4. That any house erected on the premises hereby conveyed shall be designed for the occupancy of a single family, and no apartment house shall be erected or maintained thereon.
5. That no house or structure appurtenant thereto shall be erected or maintained within 5 feet of side lines of premises above described, nor within 10 feet of the nearest adjacent house.
6. That whereas the death rate of persons of African descent is

much greater than the death rate of persons of the white race and affect injuriously the health of the town and village communities, and as the permanent location of persons of African descent in such places as owners or tenants constitutes an irreparable injury to the value and usefulness of real estate the above described premises, the whole or any part thereof, or any structure thereon, shall not be sold, conveyed, or rented to any person of African descent.

7. All these covenants to run with and bind the land above described until January 1, 1940, except Covenant No. 6, which shall be permanent.

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 said piece or parcel of ground 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 James C. Benson and Nettie N. Benson, his wife, as Tenants by the entirety; their heirs and assigns in fee simple.

And the said party of the firstpart 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.

In Testimony whereof, The Security Land Company has caused these presents to be signed in its Corporate name by Walter R. Tuckerman, its President, and its Corporate Seal to be hereunto affixed as attested by M. E. McNally, its Secretary, on the day and year first hereinbefore written.

Attest:

M. E. McNally
Secretary

The Security Land Company (Seal)
By Walter R. Tuckerman
President

The Security Land Company
Incorporated 1920
Maryland

State of Maryland
County of Montgomery, ss:

I hereby certify that on this 31st day of July, 1929, before the subscriber, a Notary Public in and for said County, personally appeared Walter R. Tuckerman, President, of The Security Land Company, and did acknowledge the foregoing deed to be the act and deed of said Company.

In Testimony whereof, I have affixed my official seal this 31st day of July, A. D. 1929.

S. W. Bogley
Notary Public, Md.

5/4/31.

S. W. Bogley
Notary Public
Montgomery
Co., Md.

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MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PBR 488, p. 0187, MSA_CEE63_446. Date available 10/14/2006. Printed 09/13/2022