

BIB  
EXAMINED

MAILED TO  
SUBURBAN TITLE AND  
INVESTMENT CORPORATION  
925-15TH ST., N.W.  
WASHINGTON, D.C.  
5-6-41

At the request of William H. McCrillis and Virginia C. McCrillis  
the following Deed was recorded March 12th, A. D., 1941, at 1:53  
o'clock P. M., to wit:-

This Deed Made this 27th day of February, in the year of our Lord one  
thousand nine hundred and forty-one by and between Thomas Armat and Mary B. Armat, his wife,  
parties of the first part, and William H. McCrillis and Virginia C. McCrillis his wife,  
parties of the second part:

Witnesseth, that in consideration of the sum of Ten (10) Dollars, lawful  
money of the United States to them in hand paid before the sealing and delivery of these  
presents, the said parties of the first part do grant and convey unto William H. McCrillis  
and Virginia C. McCrillis, his wife, parties of the second part, As Tenants by the Entirety,  
in fee simple, all that piece or parcel of ground, with the improvements, easements and appur-  
tenances thereunto belonging, situate, lying and being in Montgomery County, State of  
Maryland, described as follows, to wit:

Lots numbered Four (4), and Six (6), in Block numbered One (1), in a  
subdivision known as "Longwood"; as per plat recorded in Plat Book No. 12, plat 801, one of  
the Land Records for said Montgomery County;

Subject to a 25 foot building restriction line as shown on said recorded  
plat;

Subject Also to covenants running with the land as follows:

1. That all houses upon the premises hereby conveyed shall be built and  
used for residence purposes exclusively except outbuildings which may be erected for use in  
connection with such residence, and that no trade, business, manufacture or sales, or nuisance  
of any kind shall be carried on or permitted upon said premises.

2. That no residence shall be erected on said premises at a cost of less  
than \$7500.00.

3. Whereas the death rate of persons of African descent is much greater  
than persons of the white race and affects 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, in the interest of public health and to prevent irreparable injury to said Thomas  
Armat, his heirs and assigns, and the owners of adjacent real estate, it is covenanted and  
agreed that said land and premises shall not be conveyed or rented, the whole or any part  
thereof, or any structure thereon, to any person of African descent. For the purposes of  
this covenant it is agreed that Negroes are persons of African descent.

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, priv-  
ileges, appurtenances, and advantages thereto belonging or appertaining unto and to the only  
proper use, benefit and behoof forever of the said William H. McCrillis and Virginia C.  
McCrillis, his wife, as Tenants by the Entirety, the survivor of them, his, her or their  
heirs or assigns, in fee simple;

And the said parties of the first part covenant that they will warrant  
specially the property hereby conveyed; and that they will execute such further assurances  
of said land as may be requisite.

Witness their hands and seals.

Test:

Lawrence A. Darby, Jr. (Internal Revenue \$3.85)  
(State Tax \$3.20)

Thomas Armat (Seal)

Mary B. Armat (Seal)



District of Columbia, ss.:

I Hereby Certify that on this 27th day of February, 1941, before the subscriber, a Notary Public in and for the District of Columbia, personally appeared Thomas Armat and Mary B. Armat, his wife, and did each acknowledge the foregoing deed to be their act.

In Testimony Whereof, I have affixed my official seal this 27th day of February, A. D., 1941.

Lawrence A. Darby, Jr.  
Notary Public  
District of  
Columbia

Lawrence A. Darby, Jr.  
Notary Public, D. C.

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5-6-41

At the request of J. Wriley Jacobs and Andrew Saul, Trustees, the following Deed of Trust was recorded March 12th, A. D., 1941, at 1:53 o'clock P. M., to wit:-

This Deed Made this 7th day of March, A. D., 1941, by and between Joseph E. Watkins and Helen Pierce Watkins, his wife, of the State of Maryland, parties of the first part, and J. Wriley Jacobs and Andrew Saul, Trustees, of the District of Columbia, parties of the second part:

Whereas, said parties of the first part are justly indebted unto Earl D. Thompson in the full sum of Sixty-seven hundred and fifty Dollars, being money loaned, for which amount the said parties of the first part have made, executed and delivered unto said Earl D. Thompson and made payable to his order their one (1) certain joint and several promissory note of even date with these presents in the full sum of Sixty-seven hundred and fifty Dollars (\$6750.), with interest from date and until paid at the rate of four and one-half (4½) per centum per annum; said principal and interest payable in monthly instalments of Forty-two and 73/100 Dollars (with the privilege of increasing said instalments up to One hundred Dollars) on the 15th day of each and every month, beginning April 15th, 1941; each instalment when so paid to be applied, first to the payment of the interest on the amount of principal remaining unpaid, and the balance thereof credited to the principal, and on March 15th, 1961, the then unpaid balance of the principal and interest remaining due thereon shall become due and payable;

Said note has been identified by The Suburban Title and Investment Corporation, as is evidenced by its Certificate thereon;

The indebtedness secured hereby is for money borrowed and used for the purchase of the hereinafter described property.

And Whereas, the said parties hereto of the first part hereby covenant for themselves, their heirs or assigns, that should the parties hereto of the first part, their heirs or assigns, fail to pay said interest on said debt, or any portion thereof, or fail to pay any other obligation of said debt, when and as the same shall become due and payable, B. F. Saul Company, a body corporate, duly incorporated under the laws of the District of Columbia, may at its option, advance to the holder or holders of said note, such overdue and unpaid interest; or pay such other obligation, and the sum or sums advanced or paid shall bear interest at the rate of six per centum per annum from the date of such advance or payment, and the sum or sums so advanced or paid, with interest thereon, shall forthwith, attach as a lien hereunder and be demandable at any time;

And Whereas, the parties of the first part desire to secure the prompt payment of said debt, and interest thereon, when and as the same shall become due and

121  
193  
Folio  
Liber  
Release  
Title