

STATE OF NORTH CAROLINA, Alexander County. THIS DEED, Made this 31st day of October, 1973, by and between 172 PAGE 827

BETHLEHEM REALTY, INCORPORATED a Corporation of Alexander County and State of North Carolina, hereinafter called Grantor, and JAMES STANLEY KEEVER and wife, JANET B. KEEVER of Alexander County and State of North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Wittenburg Township, Alexander County, North Carolina, described as follows:

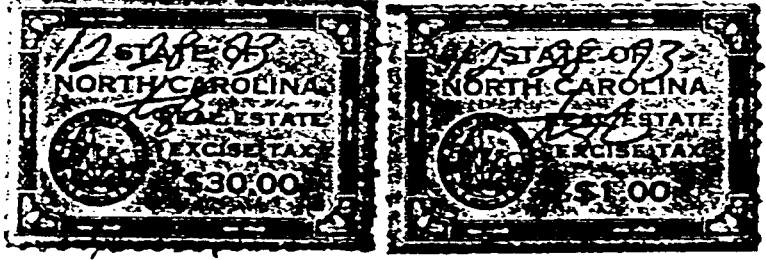
BEING all of Lot 14, Block "A" of Pinecrest Park Subdivision as shown on plat prepared by Joe F. Robinson, R. S., dated April 7, 1972, and being recorded in Plat Book 3, Page 57, Alexander County Registry.

This conveyance is made subject to those restrictions as set forth in Plat Book 3, Page 57, Alexander County Registry.

A ten-foot easement is reserved by Bethlehem Realty, Incorporated along the front, side and rear property lines for the purpose of maintaining and installing water, drainage, sewer, power and telephone lines.

This land is conveyed under the following restrictions:

- 1. This property shall be used for residential purposes only.
2. No residence shall be constructed upon the property containing less than 1150 square feet of heated floor space, exclusive of porches, garages, breezeways and basements.
3. No building shall be constructed upon the premises within less than 35 feet of the front property line and within less than 10 feet from either of the side property lines.
4. There shall be no trailer or mobile homes placed on the property.
5. No poultry, livestock, or dog kennels shall be kept upon the premises, but common pets are not prohibited.
6. All buildings on the property shall be finished outside with brick, stone, or modern siding 8 inches in width or wider. No concrete blocks shall be exposed outside.
7. No tractor-trailer units shall be parked on this property overnight.



The above land was conveyed to Grantor by Garland C. Preslar et. ux. See Book No. 160, Page 596.

TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

ATTEST: Elmer E. Sipe, Secretary of BETHLEHEM REALTY, INCORPORATED. By: [Signature], President.

STATE OF NORTH CAROLINA, Alexander County.

I, [Signature], a notary public, do hereby certify that Elmer E. Sipe personally came before me this day and acknowledged that he is Secretary of Bethlehem Realty, Incorporated

and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary.

Witness my hand and official seal this the 1st day of November, 1973. My Commission expires: November 13, 1975.

STATE OF NORTH CAROLINA, ALEXANDER COUNTY.

The foregoing certificate(s) of [Signature] is (are) certified to be correct. This instrument was presented to the Register of Deeds at [Signature] A. M., P. M., and duly recorded in the office of the Register of Deeds North Carolina, in Book [Signature], Page [Signature].

This the [Signature] day of [Signature], A. D., 1973.

Register of Deeds, Alexander County, N.C. Assistant Register of Deeds.

This Deed drawn by William E. Butner.

