

the death of the said Albert C. Miller, which occurred on or about the 27th day of December, 1944.

To which said plat and deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

The sale herein is made subject to the following terms, conditions, provisions and agreements:

1. The aforesaid real estate is sold subject to, and the deed of conveyance therefor, shall contain the following restrictive covenants:

(1) No dwelling shall be erected on any lot in this subdivision which shall be of less cost than \$4,500.00, and which shall be of less width than 25 feet on the front line, or of less depth than 20 ft. exclusive of porches.

(2) No garage may be built on said lot which shall extend past the front line of the dwelling.

(3) Said lot shall be used for residential purposes only and no business shall be transacted upon said lot.

(4) No dwelling house shall be built nearer than 25 feet to the western right of way line of the public road known as Ridge Road, and only one residential dwelling shall be built on any one building lot, and no dwelling shall be built nearer than 15 feet to any adjoining lot.

(5) Sewage disposal must meet with the requirements of the Maryland State Department of Health, and no outside toilet shall be erected upon any lot.

(6) No lot in this subdivision shall be sold, leased, granted or conveyed to any person of African descent.

2. It is agreed by and between the parties hereto that the purchase price for the aforesaid real estate shall be the sum of Three Thousand Dollars (\$3,000.00), of which said sum Three Hundred Dollars (\$300.00) has been paid at and before the execution of these presents, the receipt of which is hereby acknowledged, and the residue, to-wit: the sum of Two Thousand, Seven Hundred Dollars (\$2,700.00) shall be paid upon conveyance of title by the Parties of the First Part, or their legally constituted representative or representatives, unto the Party of the Second Part by a good and sufficient deed for the said real estate.