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THIS DEED, made this the 7th day of May, 1975, by and between BURLINGTON INDUSTRIES, INC., a Delaware corporation with executive offices in the City of Greensboro, County of Guilford, State of North Carolina, GRANTOR herein, to John Ervin Collins and Wife, Anethia P. Collins, of Franklin County, North Carolina, GRANTEES herein,

W I T N E S S E T H :

That GRANTOR in consideration of the sum of Ten Dollars (\$10) and other valuable considerations to it paid by GRANTEES, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain sell and convey unto GRANTEES, with General Warranty of Title, the following tract or parcel of land with all buildings and improvements located thereon lying and being in Franklin County, State of North Carolina, to-wit:

Being a house and lot known as 1208 E. Green Street adjoining the lands of Douglas Leonard and Burlington Industries, and being further described as follows:

Beginning at an old corner marked by an iron pipe, being the Northwest corner of the lot conveyed to Douglas Leonard by Burlington Industries, Inc. on March 7, 1960 described in Deed Book 599, page 588, and later by Deed of Correction dated October 21, 1965 and recorded in the Office of the Register of Deeds of Franklin County, North Carolina; thence South $19^{\circ}17'50''$ West with the West line of Leonard 185.86 feet to the Southwest corner of Leonard; thence South $89^{\circ}17'30''$ West with the line of Burlington Industries, Inc. 6.68 feet to the Northeast corner of a lot numbered 2 on a plat of record entitled "Section 1, A resubdivision of part of Lots 9, 10, 12, 14, 16, 18 and 20 recorded in Plat Book 7, page 58; thence North $69^{\circ}25'25''$ East with the North line of Lot No. 2, a distance of 68.67 feet to an old corner shown on the beforementioned plat; thence North $19^{\circ}16'54''$ East with a new line crossing the lands of Burlington Industries, Inc. 188.33 feet to an old corner, marked by an iron pipe, shown on the beforementioned plat and lying in the Southern right-of-way line of East Green Street (also known as Louisburg Road and North Carolina Highway #56); thence South $69^{\circ}23'25''$ East with the beforementioned Southern right-of-way line 75.0 feet to the point and place of beginning containing 0.324 acres more or less and being a part of the lands conveyed to Burlington Industries, Inc. (then called Burlington Mills Corporation) by Vamoco Mills Company designated as the Fifth Tract by deed dated March 29, 1947 and recorded in Deed Book 417, page 568, in the Office of the Register of Deeds of Franklin County, North Carolina.

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The foregoing land is conveyed, however, subject to the following reservations, easements, restrictions and conditions which shall be construed as covenants running with the land, to-wit:

1. There is reserved by the GRANTOR an easement for itself, its successors and assigns, and also the right at any time in the future to grant easements or rights-of-way to others for the installation and maintenance of gas, water, sewerage and drainage mains and pipes and electric, telephone and telegraph lines and poles and other utilities, on, across or under said property at a distance of not more than five (5) feet from and along the entire rear and/or side lines of said property.

2. Subject to all existing rights-of-way and easements, if any, for roads, streets, or utility purposes.

3. The said property shall be used exclusively for residential purposes. No fowl, swine, cattle, sheep, horses, mules or other livestock shall be kept on said premises. No nuisance of any kind shall be maintained or allowed on said premises, and no use thereof shall be made or permitted which shall be noxious or dangerous to health or which would tend to pollute or injuriously affect the water.

4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. No signs of any kind shall be displayed to the public view, except a sign of not more than five (5) square feet advertising the property for sale, or rent, a sign used by a builder to advertise the property during the construction and sales period, or a sign of not more than one (1) square foot containing the name and occupation of professional persons.

6. The GRANTOR, however, for itself, its successors and assigns, expressly reserves the right at any time in the future to abrogate or annul any or all of the restrictions and easements contained herein when it or they in the exercise of their discretion deem such restriction or restrictions to be no longer expedient under

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the circumstances, such abrogation or annulment to be manifested by a writing or writings to be duly executed by the GRANTOR, its successors or assigns, and to be recorded in the office of the Register of Deeds for Franklin County, North Carolina.

7. Subject to the provisions of any Deed of Trust to which this Deed may be subordinate, the GRANTEES hereto agree that GRANTOR shall have the first refusal and right to purchase said property at such price as may be agreed upon by the parties hereto or at such price as shall represent a bona fide offer from a third party acceptable to the GRANTEES. However, the price may be determined by three appraisers, one appointed by GRANTOR, one appointed by GRANTEES and the third appointed by the two first designated appraisers. The fees of the appraisers appointed by the parties hereto shall be paid by the parties appointing them and the fees of the third appraiser shall be paid one half by each of the parties hereto.

The GRANTOR herein shall have thirty (30) days from the date of the notice of first refusal within which to indicate its acceptance or rejection of the opportunity and right to purchase said property.

TO HAVE AND TO HOLD the aforesaid land and all privileges and appurtenances thereunto belonging to said GRANTEES, their heirs and assigns forever.

And the GRANTOR covenants that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances, except as hereinabove stated, and that with such exceptions it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, BURLINGTON INDUSTRIES, INC. has caused this Deed to be signed in its corporate name and its corporate seal to be hereunto affixed by its duly authorized officers on the day and year first above written.

BURLINGTON INDUSTRIES, INC.

By George E. Hummel
Vice President

ATTEST:

Assistant Secretary

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Ruth B. Penn, a Notary Public in and for the State and County aforesaid, do hereby certify that Lewis E. Boroughs personally came before me this day and acknowledged that he is _____ Secretary of Burlington Industries, Inc., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal, and attested by himself as its _____ Secretary.

Witness my hand and notarial seal this 7th day of May, 1975.

Ruth B. Penn
Notary Public

My commission expires March 27, 1976

NORTH CAROLINA
FRANKLIN COUNTY

Filed for Registration the 13th day of August A.D. 1975 at 11:30 AM and registered the 13th day of August A.D. 1975. Book 72B Page 5406-409
Alex T. Wood
REGISTER OF DEEDS

NORTH CAROLINA
FRANKLIN COUNTY

The foregoing certificate of Ruth B. Penn, a Notary Public of Guilford Co., N.C. is certified to be correct.

This the 13th day of August, 1975.

Alex T. Wood
Alex T. Wood, Register of Deeds