I, Dorothy Royster, a Notary Public, do hereby certify that Charlie Blackwell and Bertie Blackwell, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed; and the said Bertie Blackwell, wife of the said Charlie Blackwell, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and Notarial Seal, this the 19th day of May, 1951.

########################
Dorothy Royster, N. P.
S E A L
Granville County, N. C.
########################

Dorothy Royster

Notary Public

My commission expires 4-12-52

NORTH CAROLINA,
Granville County.

CERTIFICATE OF CLERK

The foregoing certificate of Dorothy Royster, a notary public of Granville County, attested by her notarial seal, is adjudged to be correct, in due form and according to law. Therefore let the instrument with the certificates be registered.

Witness my hand this 21st day of May, 1951.

Helen F. Rogers

Deputy Clerk Superior Court

Filed for registration May 21, 1951, at 3:35 o'clock P. M. and duly recorded and verified.

Flora O. Mann, Register of Deeds

FOM &
SDT#:#:#:

Branch, and being more particularly described as follows:

Beginning at a point in the center of the Hunt Spring Branch 50 feet from the center of U. S. Highway No. 158 between Oxford and Henderson where said Branch intersects said highway, and running thence along said highway 50 feet from the center thereof S. 61 3/4° E. 1807 feet to the center of the old Herndon Mill Road, corner of Hilltop No. 1, and running thence along the center of said old Herndon Mill Road with the lines of Hilltop No. 1 and the lands of F.W. Hancock, Jr. about S. 1 1/2° E. about 781 feet to an iron pin, corner of A. B. Johnson in the line of F. W. Hancock, Jr; thence continuing with said old Herndon Mill Road along Johnson's line S. 80° W. 478 feet to a stone; thence further along said old Herndon Mill Road, the line of F. W. Hancock, Jr. S. 81 3/4° W. 286 feet, S. 76° W. 141 feet, S. 79 1/2° W. 247 feet, S. 83° W. 103 feet, S. 73 3/4° W. 351 feet, S. 72 1/2° W. 95 feet, and N. 72° W. 88 feet to a stake in the center of said old Herndon Mill Road and in a wet weather branch; thence along said wet weather branch N. 33 1/4° E. 131 feet to a stake in said branch, N. 5° W. 173 feet to a maple in said branch; thence further with said branch N. 4° W. 86 feet, N. 23° E. 48.5 feet, N. 24 1/2° W. 90 feet, N. 65 1/2° W. 29 feet, N. 27 3/4° W. 27 feet, N. 12° E. 50 feet, N. 3 3/4° W. 144 feet, and N. 23° W. 46 feet to a point where said wet weather branch joins the Hunt Spring Branch; thence along said Hunt Spring Branch N. 16 3/4° E. 76 feet, N. 36 1/4° E. 47 feet, N. 14° W. 51 feet, N. 7° W. 161 feet, N.1° W. 163 feet, N. 26 1/2° E. 58.5 feet, N. 35 1/2° W. 102 feet, N. 34° E. 41 feet, N. 4 3/4° W. 39 feet, N. 47 1/2° E. 57.5 feet, N. 37° E. 93 feet, N. 6 3/4° E. 68.5 feet, N. 41° E. 31 feet, N. 2° E. 61.5 feet, N. 7° W. 50.5 feet, N. 16° E. 96 feet, and N. 28 3/4° E. 87 feet to the point of beginning, containing 54.94 acres, more or less, according to survey made by Johnnie C. Currin, Registered Land Surveyor, in June 1950, a plat of which tract of land is recorded in Plat Book No. 2, page 126, in the office of the Register of Deeds of Granville County, being the same tract or parcel of land conveyed to F. W. Hancock, Jr. and wife, Lucy L. Hancock, by Miss Susan W. Graham by deed dated the 18th day of August, 1950.

Also any and all right, title and interest conveyed to the said F. W. Hancock, Jr. and wife, Lucy L. Hancock, by the said Miss Susan W. Graham in and to the right-of-way of U. S. Highway No. 158 running along the northern boundary of the above described tract of land.

THESE COVENANTS are to run with the land and shall be binding on all persons, firms and corporations claiming under them until January 1st, 1971, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots in "Green Acres" it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them, or their heirs, assigns, or successors, shall violate or attempt to violate any of the covenants herein, it shall be lawful for and the duty of any person or persons, firms or corporations owning

any real property situate in said property, development or subdivision to prosecute any proceedings at law or in equity against the person, persons, firms or corporations violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other costs for such violation.

Invalidation of any one of the covenants herein provided either by judgment or court order shall in no wise affect any of the other covenant provisions which shall remain in full force and effect.

A. LAND USE AND BUILDING TYPE. No lot or parcel of land in this property, subdivision or development, with the exception of Lots Nos. 1, 2 and 3, which are outside the corporate limits of the town of Oxford, shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot in said subdivision or development, with the exception of the three lots numbered and set out in the next preceding sentence, other than one detached single family dwelling not to exceed two and a half stories of standard height and a private garage for not more than two cars.

B. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot, with the exception of the 3 lots above numbered, which costs, under accepted and standard residential construction practice, less than $7500.00, including garage and landscaping, based upon cost levels prevailing on the date these covenants are recorded in the office of the Register of Deeds of Granville County, it being the intention and purpose of these covenants to assure every owner of a lot in this development or subdivision that all dwellings shall be of quality design, workmanship and materials substantially the same or better than that which can be produced and constructed on the date these covenants are recorded at the minimum cost herein stated for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling nor less than 700 square feet for a dwelling of more than one story.

C. BUILDING LOCATION. No Dwelling shall be located on any lot nearer to the front lot line than 40 feet, except on Lots Nos. 20-32 inclusive, and on these lots the dwelling shall be located not less than 25 feet back from the front lot line. No Dwelling shall be located on any lot nearer than 25 feet to any side street line. No Building shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 40 feet from the minimum building set-back line, as shown on the map, when said garage or building is attached to the dwelling. No Dwelling shall be located on any interior lot nearer than 30 feet to the rear lot line, but for the purpose of these Covenants eaves, steps and open porches shall not be considered as a part of said building; provided, however, that this shall not be construed to permit any portion of a building closer than 5 feet to another lot.

D. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 9,000 square feet.

E. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and also over, across and upon five feet in the rear of each lot.

F. NUISANCES. No obnoxious or offensive or unlawful activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

G. TEMPORARY STRUCTURES. No structure of a temporary character, trailer tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

IN TESTIMONY WHEREOF, the said HANCOCK REALTY CORPORATION has caused these presents to be signed by its President, attested by its Secretary, and its corporate seal to be hereto affixed, all by proper resolution of its Board of Directors duly given, this the 21st day of May, 1951.

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# Hancock Realty Corporation   #
#        Inc.  1951            #
#         S E A L              #
# Oxford, N. C.                #
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HANCOCK REALTY CORPORATION

By Franklin Wills Hancock III
President

ATTEST: Lucy Hancock Moore
Secretary.

NORTH CAROLINA,

GRANVILLE COUNTY.

This the 21st day of May, 1951, personally came before me Lucy Hancock Moore, who, being by me duly sworn, says that she knows the common seal of HANCOCK REALTY CORPORATION, and is acquainted with Franklin Wills Hancock, III, who is President of said corporation, and that she, the said Lucy Hancock Moore is Secretary of said corporation and saw the said President sign the foregoing instrument, and saw the said common seal of said corporation affixed to said instrument by said President, and that she, the said Lucy Hancock Moore, signed her name in attestation of the execution of said instrument in the presence of said President of said corporation.

Witness my hand and official seal, this the 21st day of May, 1951.

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############################
# Dorothy Royster, N. P. #
#         S E A L        #
# Granville County, N. C. #
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Dorothy Royster
Notary Public
My commission expires 4-12-52

NORTH CAROLINA,

CERTIFICATE OF CLERK

Granville County.

The foregoing certificate of Dorothy Royster, a notary public of Granville County, attested by her notarial seal, is adjudged to be correct, in due form and according to law.

Let the instrument with the certificates be registered.

Witness my hand this 21st day of May, 1951.

A.W.Graham Jr.

Clerk Superior Court

Filed for registration May 21, 1951, at 5 o'clock P. M. and duly recorded and verified.

5.24.51

Flora O. Mann, Register of Deeds

SDT

The following is a list of my creditors so far as I know and should be attached as Exhibit "A" to my assignment for the benefit of creditors to Joseph E. Boulding, Trustee May 14, 1951.

GENERAL CREDITORS:

Carolina Glass Co., Durham, N.C.	$10.00
Pooles Frozen Foods, Durham, N.C.	49.74
H. B. Newman Co., Henderson, N.C.	2058.00
Thomas & Howard Gro. Co., Durham, N.C.	401.00
Dixie Wholesale Co., Durham, N.C.	300.00
Henderson Grocery Co., Henderson, N.C.	204.00
Durham Fruit & Produce Co., Durham, N.C.	90.00
Farmers Exchange, Durham, N.C.	750.00
H. J. Heinz, Pittsburg, Penna.	75.00
Armour & Co., Durham, N.C.	120.00
Alexander Film Co., Colorado Springs, Col.	80.00
Standard Candy Co., Nashville, Tenn.	182.57
Sanford Milling Co., Henderson, N.C.	257.73
Oxford Furniture Co., Oxford, N.C.	800.00
General Mills, Raleigh, N.C.	268.00
Walker Wholesale Co., Raleigh, N.C.	250.00
Elmo Lynch, Oxford, N.C.	125.00
Carl Williamson, 1220 Pine St., Henderson, N.C.	25.00
W. C. Coppedge, Spring Hope, N.C.	39.20
Jones Sausage Co., Garner, N.C.	23.00
Dry Fork Milling Co., Dry Fork, Va.	117.84
	$6226.08

Secured:

Oxford National Bank, Oxford, N.C.	2000.00
Lot ✓ L. M. Freeman, Route # 2, Oxford, N.C.	449.00
Ed Friedrich Sales Corp., San Antonio, Texas	364.00
Toledo Scales Co., Toledo, Ohio	160.00
Burroughs Adding Machine Co., Detroit, Mich.	104.00
Webb Agency, Oxford, N.C.	388.50