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# TUSSAHAW FARMS

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## CONVENIENT TO ATLANTA

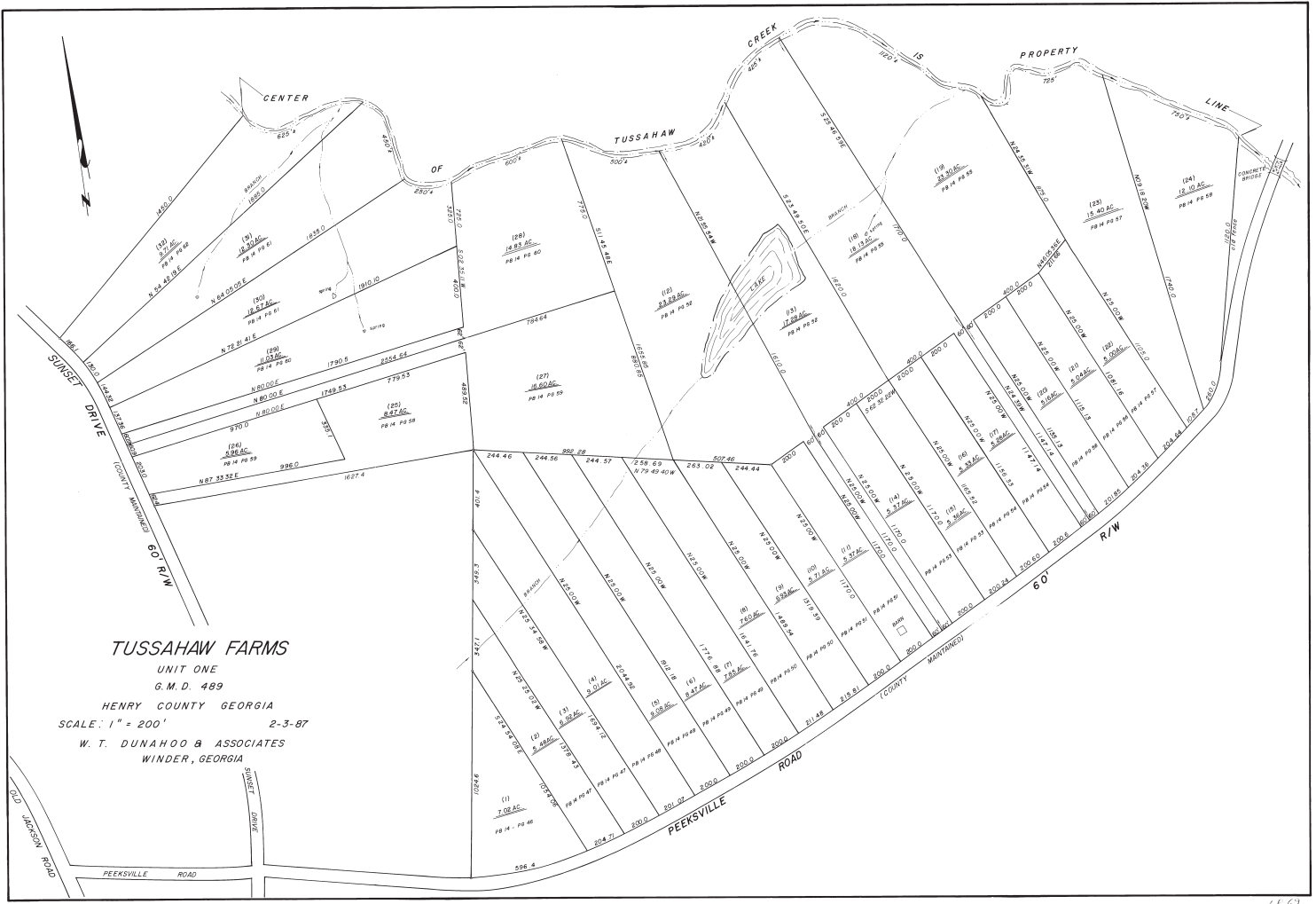
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

**(770) 554-5263 I-800-762-4851**

**P.O. Box 9 Loganville, GA 30052**

# TUSSAHAW FARMS, HENRY COUNTY, SC



## Financing Example

**Purchase Price:** \$29,995

**Down Payment:** \$295

**Financed Amount:** \$29,700

**Interest Rate:** 7.9% Fixed simple interest

**Term:** 360 Months

**Monthly Payment:** \$215.86

NO PRE-PAYMENT PENALTY

You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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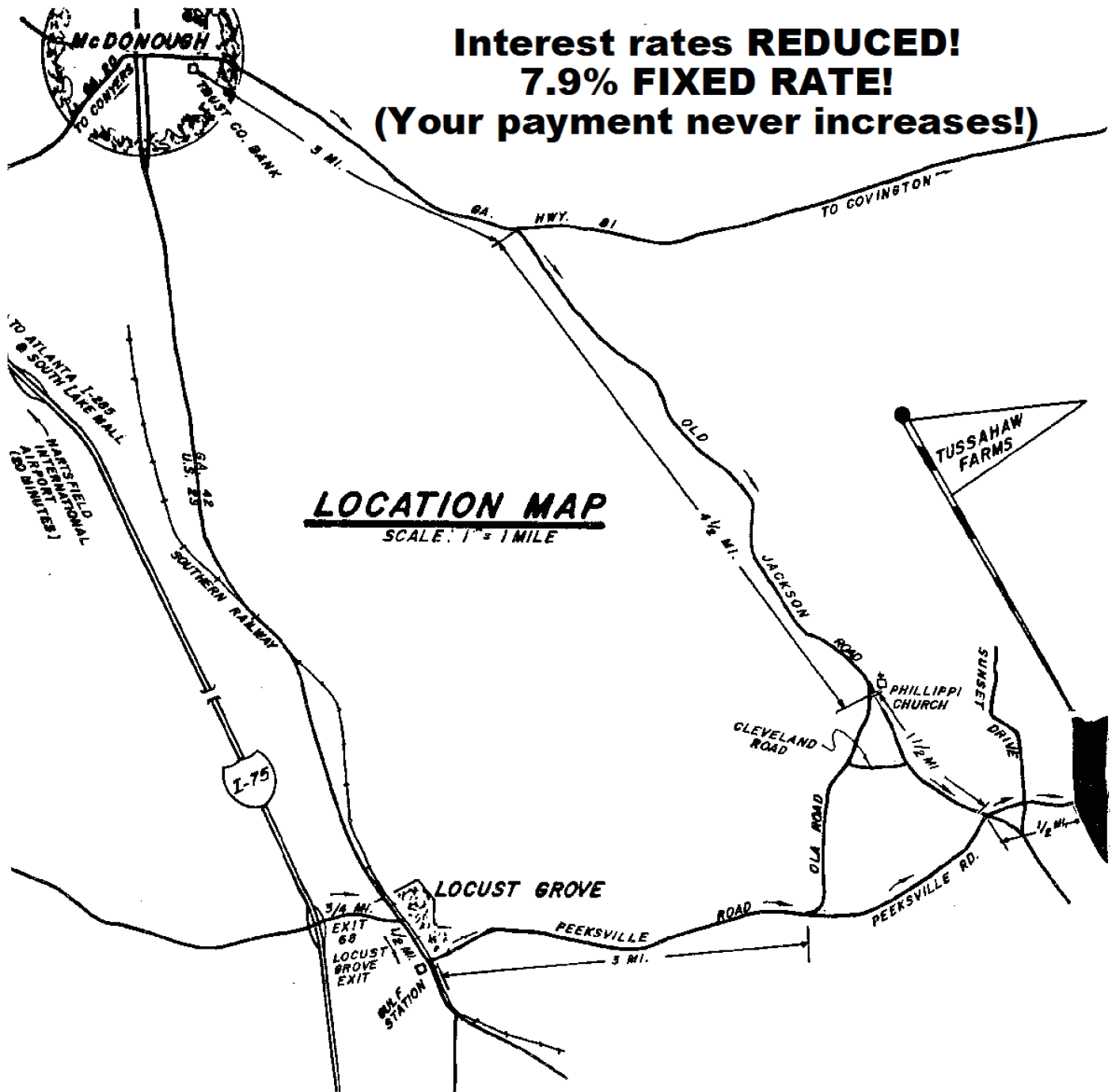


# PROTECTIVE COVENANTS FOR TUSSAHAW FARMS

The Purchaser(s) of the within described Farm, which is a part of that certain parcel of land lying and being in Land Lots 210, 211, 212, 237, 238, 239, 240, 242 and 243 of the 1st Land District of Henry County, Georgia, and being a part of Tract 1 and Tract 2 as shown on a plat of survey prepared for American Farm Properties, Inc. by W.T. Dunahoo & Associates, dated November 21, 1986, for themselves, their heirs and assigns, and by the purchase of said Farm, agree to be bound by the following covenants, which are covenants running with the land and said covenants may be enforced by the purchaser of any Farm in the above-described lands, and said covenants shall remain in full force and effect until January, 2016.

- 1) This Farm shall be for a single family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) This Farm shall not be subdivided without express written consent of the developer.
- 3) No commercial breeding shall be allowed except for horses or cattle.
- 4) No more than two (2) large animals (horses and cattle) shall be permitted per acre.
- 5) No private dwelling shall be nearer a frontage road than 60 feet, nor nearer than 40 feet from a rear lot line, nor nearer than 10 feet from a side line on any one lot, nor shall the sum of the two side yards be less than 20 feet.
- 6) No building shall be erected on this Farm to be used as a school, church or kindergarten.
- 7) No residence shall be erected on this Farm to have less than 1200 square feet of indoor heated area, no mobile homes.
- 8) No swine or poultry shall occupy this Farm.
- 9) No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter shall be permitted on this Farm.
- 10) Exterior of house shall be of brick veneer or contemporary type siding.
- 11) House plans must be submitted to Developer and approved prior to construction.
- 12) Any sewage disposal system placed on said Farm must comply with the local Health Department's rules and regulations; no outhouses or privies are allowed.
- 13) No inoperative vehicle, or parts of same, shall remain parked on said Farm.
- 14) No timber can be cut without permission of Developer and all proceeds must apply to the outstanding indebtedness.
- 15) All structures erected shall be completed within one (1) year from the date that structural work begins.

**Interest rates REDUCED!**  
**7.9% FIXED RATE!**  
**(Your payment never increases!)**



**TO SEE FROM ATLANTA, MORROW, JONESBORO AND STOCKBRIDGE:**

Proceed to McDONOUGH. From McDONOUGH, take HIGHWAY 81 NORTH (towards Covington) for approximately 3 MILES to OLD JACKSON ROAD on RIGHT. Turn RIGHT on OLD JACKSON ROAD and go approximately 4½ MILES to the fork in the road at PHILLIPPI CHURCH on LEFT. Bear LEFT at fork in the road and go another 1½ MILES to PEEKSVILLE ROAD on LEFT; turn LEFT on PEEKSVILLE ROAD and go ½ MILE and see land on BOTH SIDES OF THE ROAD (SEE PLAT).

DRIVE OUT ANYTIME...SURVEY FLAGS AND SIGNS ON EACH FARM GIVING PRICE, TERMS, AND ACERAGE. ALL CORNERS MARKED WITH IRON PINS.

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