



NORTH JASPER FARMS

CONVENIENT TO ATLANTA

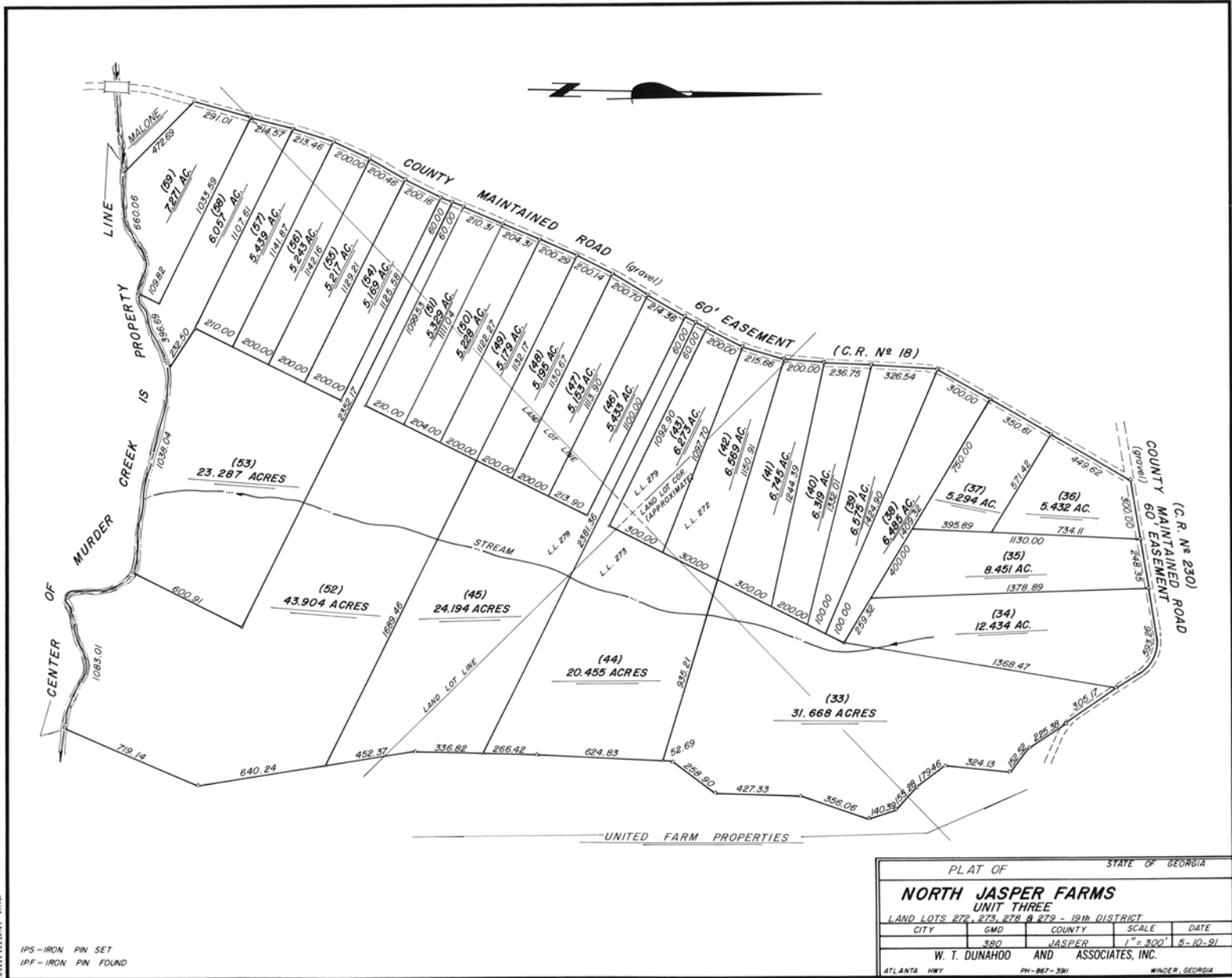
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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P.O. Box 9 Loganville, GA 30052

NORTH JASPER FARMS, JASPER COUNTY, GA



C104 15

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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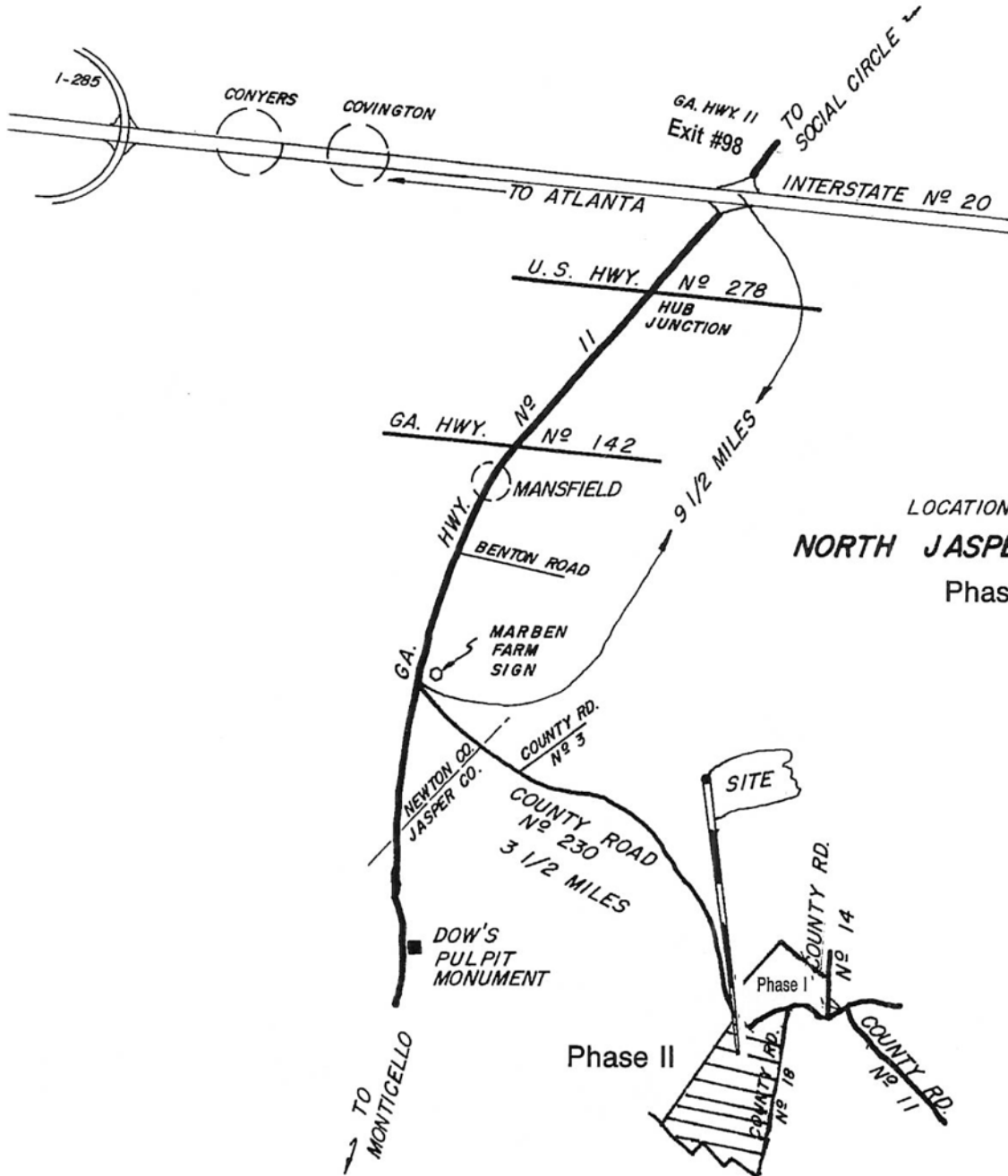
PROTECTIVE COVENANTS FOR NORTH JASPER FARMS

- 1) This lot shall be for one single family private dwelling except as outlined in the herein stated stipulation number 2, with customary out buildings with no structure being used for any type of business or commercial enterprise other than agriculture. Notwithstanding the above, any lot containing 10 acres or more may be subdivided one time for each five (5) acres contained in said lot and not have more than one single family dwelling for each five (5) acres contained in said lot, if proper governmental approval can be obtained.
- 2) No lot except those larger than 10 acres as provided above shall be subdivided, except the subdivision into no more than one parcel for each five (5) acres contained in said lot when caused by a partial release on any Deed to Secure Debt to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure on the remainder. The developer reserves the right to adjust the location of various lot lines if necessary to insure the usability of a lot or a group of lots.
- 3) No dwelling shall be nearer than 50 feet from the road, or 25 feet from a side line.
- 4) No building shall be erected to be used as a school, church or kindergarten.
- 5) No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.
- 6) All dwellings must be underpinned within 6 months of placement with a material of either brick, stone, wood, masonry or metal.
- 7) No accumulation of discarded personal effects, debris, waste, garbage, inoperative vehicles or other unsightly objects or matter will be permitted.
- 8) Permit from Jasper County Health Department must be obtained prior to boring or drilling a well or installing a septic tank system.
- 9) No timber may be cut for sell without permission of the Developer.
- 10) Invalidation of any of these covenants by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

Location Map

TO SEE FROM ATLANTA, LITHONIA, CONYERS, OR COVINGTON:

Take I-20 East to the Highway 11 Exit, Monroe, Social Circle and Mansfield Exit (Exit #98). Exit here and turn right onto Highway 11. Go approximately 9 and 1/2 miles to County Road # 230 on left (Marben Farm Sign on left). Turn left and go 3 1/2 miles to the property on right.



LOCATION SKETCH
NORTH JASPER FARMS
 Phase II



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