

No. - - - - -

This agreement made, this 1st, day of May A.D. 1911, between C.F. Dill of the City of Greenville S.C., party of the first part and C.H. Ball of Greenville County, State of South Carolina whose Post Office address is Frank St. No. 148 Poe Mill hereafter called the purchaser, party of the second part WITNESSETH:

That for and in consideration of the agreements contained herein and the payment of the sum of money hereinafter mentioned, the Party of the first part does agree to sell to the purchaser and the purchaser agrees to buy of the Party of the first part lot of land, being lot known as Lot No. Five in Block A. on plat of the property of the party of the first part, recorded in the office of R.M.C. for Greenville County, South Carolina, said plat recorded in Book A. page 427. The purchaser agrees to pay for said lot the sum of Two hundred and twenty-five Dollars, of which the sum of Ten Dollars paid in cash (the receipt whereof is hereby acknowledged) and the residue shall be paid in monthly installments of Five Dollars each, commencing the first day of June, 1911 and payable then and on the first day of every successive month thereafter until the entire purchase price is paid. When the said purchase price shall have been fully paid, as herein provided, the Party of the first part agrees and binds himself to execute and deliver to the purchaser of a deed of conveyance of said lot, before mentioned. Interest at the rate of eight per cent shall be charged on deferred payments and interest on all payments will be allowed, which shall be computed at the end of each six months and if paid semi-annually, and all taxes shall be paid by the party of the first part till a deed shall have been delivered. The purchaser will be allowed a discount of five per cent on all payments of ~~two~~ dollars or more, made at one time before due a discount of eight per cent on all cash purchases. It is agreed that in case any payment is in default for a period of sixty days after it becomes due, this agreement shall become void at the election of the party of the first part and all sums paid hereunder shall be considered as purchase of option for the time being and shall be held as rent by the party of the first part, free from all demands by the purchaser and all rights of the purchaser to said premises shall immediately cease. In event while no payments are in arrears and this contract is held by the original purchaser, the said purchaser die after having paid as much as one half of the purchase price of said premises then said party of the first part, upon satisfactory proof of death and the surrender and cancellation of this contract will, without further payment, convey said premises to the lawful heirs of the purchaser in the proportion determined by statute of distribution. Said lot being located on a new Cut road, near Woodside Mills, being a part of property purchased from Mrs. M.E. DeCamp and having a frontage of fifty feet and running back one hundred and forty-nine feet. Before deed shall be delivered to the purchaser, this bond shall be returned to the party of the first part or satisfactory proof of its loss be given. The deed from the party of the first part shall contain the following covenants and restrictions.

First, That no use shall be made of said premises or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots and that no building shall be erected nearer the street than fifteen feet from the gutters of the Street, as shown by the plat on record.

Second that the scheme of facing lots according to streets as shown on said plat shall be adhered to and no lot shall face in any other direction than that shown on said plat.

Witness our hands and seals this 1st, day of May, 1911.

Witness:

D.B. Tripp, Witness as to C.H. Ball,

J.O. Lewis,

C.H. Ball, -

C.F. Dill, -