

State of South Carolina,)
 : Contract of Sale and purchase.
 County of Greenville.)

This agreement entered into this 20th, day of April 1920, between Suburban Land Co. hereinafter called the Seller and P.T. Watson, hereinafter called the Purchaser, Witnesseth:

That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell, and the Purchaser agrees to buy the hereinafter described lot of land at the price of Six hundred ninety dollars (\$690.00) of which \$10.00 has been paid in cash, and the remainder is payable as follows:

\$10.00 each succeeding month, until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of seven per cent per annum to be computed and paid annually, and is unpaid to bear interest at same rate as principal, and in case said sum or any part thereof be collected by an attorney or thro legal proceedings of any kind the purchaser agrees to pay ten per cent in addition to the amount due as attorney's fee; and the purchaser has given his note of even date for the purchase price as aforesaid.

On payment of the full purchase price and interest the Seller agrees that there shall be made to the purchaser a good warranty deed for said property. It is further agreed that the Purchaser shall pay all taxes on said property.

The property hereby agreed to be sold ^{and bought} is described as follows:

Lot #57 of Sans Souci Villa.

Said property shall be subject to the following restrictions: First, that no house shall be built on said lots costing less than \$1,500.00; Second, that said lots nor part thereof shall not be sold, rented, or otherwise disposed of to any person of African descent. Third: that no building shall be built on said lots nearer the Street than the building line, said line being 15 feet from the sidewalks.

It is agreed that time is of the essence of this contract, and if said payments be not made when due, the Seller shall discharge in law and equity from making said deed, and may treat said purchaser as tenant holding over after termination of his lease, and shall be entitled to claim and recover, or retain if already paid, the sum of \$120.00 per year for rent by way of liquidated damages, or may enforce payment of said note. Done in duplicate at Greenville, South Carolina, the day and year above written.

Witness:
 C.V. Stribling,
 Roy H. Bozeman.

Suburban Land Company,
 T.F. Hunt, President.
 Frank F. Martin, Secty. & Treas.

P.T. Watson, Purchaser.

The State of South Carolina,
 Greenville County.

Personally appeared before me C.V. Stribling and made oath that he saw the within named T.F. Hunt, Frank F. Martin for Suburban Land Co. and P.T. Watson for himself sign, seal and as their act and deed deliver the within written deed, and that he with Roy H. Bozeman witnessed the execution thereof.

Sworn to before me this 20th,
 day of April 1920.

C.V. Stribling

Roy H. Bozeman
 Notary Public.

Recorded April 21st, 1920.

State of South Carolina;

County of Greenville.

Whereas Paris Mountain Land Company proposes to improve the roadway leading from Rutherford Road to the lands of said corporation on Paris Mountain, involving the re-location at certain points of said roadway, and

Whereas said roadway as re-located will pass through a part of my lands situate on Paris Mountain along the line of the survey for said corporation;

Now, therefore, Know all men by these presents, That I, H.P. McGee, of the County and State aforesaid in consideration of the premises and of the sum of One dollar to me in hand paid, have granted, bargained and conveyed unto the said Paris Mountain Land Company, its successors and assigns, for the purpose of a roadway, a strip of land twenty-five (25) feet in width along the line of said survey with the right to enter upon said strip and to grade the same and to construct a roadway along said strip and do such construction work as may be deemed advisable. Reserving, however, to myself, my heirs and assigns the right to use the roadway of which the said strip may be a part.

Should the said corporation at any time conclude to turn the said roadway over to the public for use as a public highway I do hereby consent to such transfer.

Provided, however, that if the said strip of land should become abandoned and cease to be used as a highway, then this deed shall be void, and I, my heirs and assigns, shall have the right to re-enter and take possession of said strip.

In testimony whereof, I have hereunto set my hand and seal this --- day of April 1920.

In presence of:

Sam R. Zimmerman,

Henry P. McGee (L.S.)

S.C. Johnston,

State of South Carolina,

County of Greenville.

Personally appeared before me S.R. Zimmerman who being sworn says that he saw H.P. McGee, sign, seal and as his act and deed deliver the foregoing deed, and that he with S.C. Johnston witnessed the execution thereof.

Sworn to before me this 7,

day of April 1920.

Sam R. Zimmerman

S.C. Johnston (L.S.)

Notary Public for S.C.

Recorded April 24th, 1920.