

State of South Carolina
County of Greenville

This agreement made and entered into at Greenville, South Carolina, this 2nd day of August 1920, by and between Eliza J. Looper, party of the First Part and Highland Securities Corporation, party of the Second Part. Witnesseth:-

That the party of the First Part agrees to sell unto the party of the Second Part, all that lot or tract of land in Greenville Township, County and State aforesaid, containing seven and three-tenths 7 $\frac{3}{10}$ acres, more or less, bounded by Wilson Street on the north, Florida Avenue on the East Gordon Street on the South and Looper Street on the West, and being a part of the Harris property conveyed to the said Eliza J. Looper on the 6th day of January 1920, deed recorded in R. M. C. Office for Greenville County in Volume 55, Page 166, and known as "Highland Property". The Party of the Second Part agrees to buy said property and pay the sum of One Thousand & no/100 (\$1,000.00) Dollars cash, the purchase price is fixed at Seven Thousand Three Hundred & no/100 (\$7,300.00) Dollars; the remaining Six Thousand Three Hundred & no/100 (\$6,300.00) Dollars is to bear interest from August 2nd 1920, at 7% per annum, payable annually until paid in full, and on or by January 5th 1921, the Party of the Second Part is to pay the interest on the said Six Thousand Three Hundred & no/100 (\$6,300.00) Dollars to that date, and the further sum of Fourteen Hundred Thirty-three & 33/100 (\$1,433.33) Dollars, at which time the party of the First Part is to convey unto the party of the Second Part the said land, free of any liens except the purchase money as herein provided. The remaining two-thirds of the purchase price is to be paid in two installments, on January 5th 1922, and January 5, 1923, interest remaining from the date of said notes at 7% per annum,

payable annually, which said notes are to be secured by mortgage over the premises. Privilege is hereby given to the party of the Second Part to pay the whole amount of this debt at any time after January 1st 1921. It is understood and agreed that this property is sold to the party of the Second Part for residence property, and if it is to be developed as residence property, it is not to be resold to persons of African descent, but if resold or developed good substantial dwelling houses are to be erected thereon. Time is of the essence of this agreement and if the party of the Second part fails to make additional payment of Fourteen Hundred Thirty-three & 33/100 (\$1,433.33) Dollars, the party of the First Part shall treat this sale and the said One Thousand & no/100 (\$1,000.00) Dollars thereon as an option and may declare said option forfeited, and may refuse to convey said premises to the party of the Second Part, or if the party of the First Part so desires she may sue on this contract for the amount the party of the Second Part agrees to pay for said land and force the payment of the money, provided for in this contract.

All crops for the present year 1920 on said land are reserved by the party of the First Part to be gathered and harvested by her as soon as practicable without injury to said crops, at which time she will give possession of said premises to the party of the Second Part. Witness our hands & seals this day and year above written

Witnesses:-

H. K. Jones
E. D. Allen

Eliza Jones Looper (L.S.)
Party of the First Part,
Highland Securities Corporation
By W. D. Workman Pres.
By Frank F. Leigh Secy
Party of the Second Part.

(over)