

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS CONTRACT MADE this _____ day of _____ 1923, between Harry Lee Chapman, hereinafter known as the SELLER, and _____ hereinafter known as the BUYER.

WITNESSETH:

1. That in consideration of the terms, conditions and the money paid and to be paid, as hereinafter stated, the said Seller doth hereby agree to sell and by general warranty deed convey unto said Buyer, for the price and under the conditions hereinafter set forth, the following property, to-wit:

Lot No. _____ of the C. J. Douglass Estate property, situate in the County and State aforesaid, as shown by a map thereof, recorded in the office of R. M. C. for said County and State, in Plat Book _____, at page _____.

2. The said Buyer agrees to pay the sum of _____ Dollars for the said property, as follows:

_____ Dollars for the said property, as follows: Fifty (\$50.00) is hereby acknowledged, and the balance thereof in monthly payments of _____ Dollars each, the first of such payments to be made June 1, 1923, and on the first day of each consecutive month thereafter, and at the rate of seven per cent, per annum, at The Bank of Commerce, Greenville, South Carolina, until the whole amount thereof shall have been paid, and upon payment thereof a conveyance of the said property shall be made to the Buyer.

3. It is covenanted and agreed that if the said Buyer shall make default in the payment of any of the said monthly installments, any default in subsequent payments may continue for thirty days before this contract shall become void. The failure of said Seller to exercise the option, aforesaid, at any time of any default, shall not operate to bar or abridge her right to exercise such option upon any subsequent default of the Buyer. It is agreed that a letter mailed to the Seller, Greenville, S. C., shall be sufficient notice of the exercise of such option by the Seller.

4. It is further agreed that said Buyer shall have the right to pay the balance of said the installment at a discount of Five per centum of such balance shall be allowed thereon.

5. The Seller agrees to pay all taxes and special assessments upon said property during the life of this contract.

6. The said Seller further agrees that if the said Buyer shall die during the life of this contract, and shall not be in default of any of said payments at the time of his death, then the balance due hereunder shall be released, and said property shall be forthwith conveyed to _____ without any further payment. Said Buyer shall have the right to change said beneficiary.

7. It is further covenanted and agreed that said property shall not for a period of twenty years from May 12th, 1923, be conveyed to or occupied by a person of African descent.

8. That time is of the essence of this contract.

IN WITNESS WHEREOF, we do hereunto set our hands and seals, in duplicate, this _____ day of May, 1923.

Signed, sealed and delivered in the presence of: _____ Seller. (Seal)

(Seal)

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY comes before me _____ who on _____

oath says that _____ he saw the within named _____

sign, seal and as their act and deed, deliver the within written Agreement; and that _____ he with _____

_____ witnessed the execution thereof.

Sworn to before me this _____ day of _____ 192_____

(Seal)
Notary Public for S. C.

Recorded _____ 192_____

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

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3. It is covenanted and agreed that if the said Buyer shall make default in the payment of any of the said monthly installments of said property, any default in subsequent payments may continue for thirty days before this contract shall become void. The failure of said Seller to exercise the option, aforesaid, at any time of any default, shall not operate to bar or abridge her right to exercise such option upon any subsequent default of the Buyer. It is agreed that a letter mailed to the Buyer at _____ Greenville, S. C., shall be sufficient notice of the exercise of such option by the Seller.

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