

No. 3 BOND FOR TITLE \$11,875.00  
 THIS AGREEMENT, Entered into this 11th day of January in the year 1925, between  
Trailer Real Estate Company  
 hereinafter referred to as Seller, and Osby Jenkinson  
Lincoln Street, Greenville, S. C.  
 of No. \_\_\_\_\_ Street of \_\_\_\_\_

hereinafter referred to as Purchaser.  
 WITNESSETH: That in consideration of the agreements and the payment of the sums of money hereinafter referred to, the Seller agrees to sell and Purchaser  
 agrees to buy that certain lot of land situate near the City of Greenville, known as lot No. 20 in Block "B"  
 of Sumner Bluffs - Plat Book "F" Page 86 Recorded October  
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as represented on a map of said property on file in the Office of Register Mesne Conveyance for Greenville County, at the price of Four  
Hundred Eighty Seven and 50/100 Dollars, of which Twenty five Dollars has been paid in cash and the remainder is payable as follows: Five  
Dollars on the first day of each month  
until the purchase price is paid in full.

Dollars on the first day of each and every month hereafter. Time is the essence of this contract. Interest at the rate of 7 per cent. per annum,  
 payable semi-annually. No taxes are to be charged against the Purchaser until deed is given for said lot.  
 On payment of the said sum of money, the Seller agrees that there shall be made to the Purchaser a good warranty deed for the said lot of land. If the  
 Purchaser shall be in default in making any of said payments for a period of thirty days, this agreement shall be null and void at the option of the Seller and the  
 money paid hereunto shall be regarded as liquidated damages.  
 The Purchaser hereby agrees upon the request of the Seller to accept a deed as provided herein and execute notes and mortgages of the premises to the Seller  
 to secure the deferred payments as set out herein, notes to bear \_\_\_\_\_ per cent. interest and payable on the same basis as original contract. All  
 papers to be recorded at the expense of the party of the second part. The Purchaser is to have the option of paying the balance due on said lot at any time, pro-  
 vided no monthly payments are past due, and shall be allowed a cash discount of \_\_\_\_\_ per cent. on said balance.  
 The deed to said lot shall contain the following restrictions, which shall apply for a period of twenty years from the date of this contract.  
 1. That the property is not to be sold, rented or otherwise disposed of to persons of African descent.  
 2. That no liquor or ardent spirits are to be sold on the property.  
 3. That no building shall be erected nearer the roadway than fifteen feet.  
 4. That no use shall be made of the lot, or any part thereof, which would constitute a nuisance or injure the value of the neighboring lots.  
 5. That the Seller reserves the right to lay and place or authorize the laying and placing of electric car tracks, gas and water pipes, electricity, telegraph or  
 telephone poles, or any other work of utility in or along any of the roadways, without any compensation to any lot owner.  
 This agreement constitutes the sole and final contract between the parties and no promises or agreements not contained herein shall be of force.

WITNESS:  
J. M. Mahon By Adrian S. McManus  
C. S. McKelvey Osby Jenkinson  
 Purchaser

NOTE  
 Amount, \$ \_\_\_\_\_ Greenville, S. C. \_\_\_\_\_ 1925  
 FOR VALUE RECEIVED I, \_\_\_\_\_

promise to pay to \_\_\_\_\_  
 or order, the sum of \_\_\_\_\_ Dollars,  
 to be paid as follows:  
 with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per cent. per annum, to be computed and paid  
 \_\_\_\_\_ until paid in full; all interest not paid when due to bear interest at same rate as principal.

AND \_\_\_\_\_ hereby agree that if at any time any portion of said principal or interest shall be past due and unpaid, the whole amount evidenced by this  
 note shall, at the option of the holder hereof, become immediately due, and said holder shall have the right to institute any proceedings upon this note and any col-  
 lateral given to secure the same, for the purpose of collecting, said principal and interest, with costs and expenses, or of protecting any security connected here-  
 with.  
 AND \_\_\_\_\_ further agree hereby that if any part of the money due hereon be not paid when due, or if this note be placed in the hands of an  
 attorney for collection, or if this debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind, an attorney's fee of 10 per cent. besides  
 all costs and expenses incident upon such collection, shall be added to the amount due upon this note, and be collectible as a part thereof.

STATE OF SOUTH CAROLINA,  
 County of Greenville,

PERSONALLY appeared before me J. M. Mahon and made oath that \_\_\_\_\_ he saw the  
 within named Trailer Real Estate Co. Adrian S. McManus  
Osby Jenkinson  
 sign, seal, and as Adrian S. McManus act and, Osby Jenkinson deliver the within written Deed; and that \_\_\_\_\_ he, with C. S. McKelvey  
 \_\_\_\_\_ witnessed the execution thereof.

SWORN to before me, this 1st  
 day of Oct. 1925  
J. M. Harling (L. S.) J. M. Mahon  
 Notary Public in S. C.

Recorded October 1st 3:15 P.M. 1925

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