

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CONTRACT OF SALE AND PURCHASE

THIS AGREEMENT entered into this 10 day of January, 1940, between W. E. Razor and R. M. Caine hereinafter called the Seller and D. T. Rhodes 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 Four Hundred and ninety Dollars, (490.00), of which \$50.00 has been paid in cash and the balance is payable as follows: \$15.00 per month on the first day of each and every month beginning February 1, 1940. The purchaser has the privilege to pay as much or all the amount upaid at any time.

until the purchase price is paid, in full, with interest on the unpaid portion from date at the rate of six per cent per annum to be computed and paid semi-annually and if unpaid to bear interest at the same rate as principal, and in case said sum or any part thereof be collected by an attorney through legal proceedings of any kind, the Purchaser agrees to pay 10 per cent, in addition to the amount as attorney's fee.

The Seller agrees that there shall be made to the Purchaser a good warranty deed for said property.

It is agreed that all commissions are due and payable to the Wm. E. Razor Real Estate Company upon the signing of this contract.

The property hereby agreed to be sold and bought is described as follows:  
Lot No. 22 of Mountain View Acres, located about two miles from the city of Greenville, S. C. on the New Buncombe Road, according to plat of property of Union Central Life Ins. Co. Made by Dalton and Neves, recorded in Plat Book 1, Pages 69-70. Subject to restrictions prohibiting the sale of this property to negroes and limiting the use of the property to residential purposes and forbidding the use for any commercial purposes. Home to be erected 50 feet from either street and to cost not less than \$1500.00.

Witness our hands and seals the day and year above written.

Witness: Willie Mae Watson

W. E. Razor  
R. M. Cain Seller

L. B. Clardy, Jr.

D. T. Rhodes Purchaser

H. W. Rozier

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Formally appeared before me Willie Mae Watson and made oath that she saw the within named W. E. Razor, R. M. Caine, D. T. Rhodes, sign, seal and as <sup>his</sup> her act and deed, deliver the within instrument, and that she with H. W. Rozier witnessed the <sup>their</sup> execution thereof.

Sworn to before me this 13 day of January A. D. 1940 Willie Mae Watson

L. B. Clardy  
Notary Public

#623 By: MLM

Recorded Jan. 13, 1940 at 11:38 A. M.

