

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

CONTRACT FOR TITLE.

THIS AGREEMENT, made and entered into by and between W. S. Bradley, hereinafter referred to as the party of the First Part and W. D. Downey, hereinafter referred to as Party of Second Part, both of Greenville County South Carolina:

W I T N E S S E T H :

That the Party of the First Part agrees to sell unto the Party of the Second Part, his heirs and assigns, the following described real estate:

"All those two certain pieces, or lots of land in Chicks Spring Township, Greenville County, State of South Carolina, and being known and designated as Lots No's 7 & 8, as shown by survey of Dalton & Neves Engineers, made April, 1945, and marked Plat No. 2 property of W. S. Bradley. Said plat is of record in the R. M. C. Office for Greenville County, in Plat Book "0" at page 169, and according to said Plat has the following mets and bounds, to-wit:

Beginning: at an iron pin on the West side of the Edwards Road and running thence, S. 73-36 W. 476.2 ft. to stake on line of lot No. 5, thence S. 15-05 E. 126.3 ft. to iron pin joint corner with lot No. 16, thence S. 28-43 E. 21.7 ft. to line of Lot No. 10, thence S. 88-10 E. 403.8 ft. to a stake on the west side of the Edwards Road, thence with said Road N. 1-55 E. 288.4 ft. to the point of beginning.

They agreed sale price of said property is \$850.00 payable as follows: \$100.00 cash upon execution and delivery of this contract (receipt of which is hereby acknowledge), and the ballance to be paid \$15.00 per month beginning the first day of May, 1947 and \$---- on the first day of each successive month thereafter until the whole deferred balance is paid in full, all of said defeered payments to bear interest at the rate of 6% from the date of this contract, to be computed and paid annually.

The party of the first Part is to pay all taxes a assessed against said property for the year 1947.

The party of the First Part agrees that upon payment of the purchase price in full that he will convey unto the Party of the Second part, his heirs and assigns, the lots hereinabove described, free of encumbrances or leins. It is understood that this property is being sold subject to restrictions, a and the deed to be delivered will contain the following restrictions.

(1) That the property herein conveyed, nor any part of it, shall be used for other than residential purposes for white people only.

(2) That no dwelling shall be erected upon said lot costing less than \$3500.00.

It is mutually understood and agreed by and between the parties hereto that time is of the essenc of this contract and that if the party of the Second Part shall be in arrears or in default, in payment of the monthly instalments hereinabove specified for a period of (60) days, or more, or shall fail to pay taxes, then in such event, the Party of the first Part shall have the right to treat the Party of the Second Part as a tenant holding over after the expiration of this lease, and this contract shall become null and void, and all payments made by said party of the Second Part to the Party of the First Part shall be retained by the Party of the First Part as legal or liquidated damages for breach of thos contract.

The Party of the Second Part agrees to purchase the lots of land hereinabove described, and to pay the purchase price thereof as hereinabove set fourth according to all the terms and conditions herein stipulated.