CONTRACT FOR DEED "DIXIE FARMS"

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 14th day of May, 19 43 by and between Walter W. Goldsmith and E. R. Parker, Greenville County, South Carolina, hereinafter called the SELLER and

Thomas E. Staton

of 120 Colonial Ave., Greenville, S. C., (Riverside)
hereinafter called the BUYER.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy, at the price and upon the terms hereinafter set forth, the following described parcel of land situate in the County of Greenville, State of South Carolina, to-wit:

Tract # 47, #48, #49 Located Dixie Farms, La Mont Lane

as shown on plat of "Portion of DIXIE FARMS", plat being drawn by Dalton & Neves, Dec. 1939, which is duly recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book L. page "5", reference to which is hereby made; and the said property is sold and shall be conveyed subject to the following restrictions, covenants and conditions, to-wit:

That the said lands shall not be sold, rented or otherwise disposed of to any negro or person of African descent.

The purchase price which the Buyer shall pay for the said lands is the sum of $ 2100.00, which money shall be paid as follows:

$ 30.00 in cash, the receipt of which is hereby acknowledged; and

the balance shall be paid in monthly installments of $ 15.00 each, beginning one month from this date, the deferred payments to bear interest at the rate of 6% per annum.

All deferred payments are to be made at The South Carolina National Bank, at Greenville, S. C.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of thirty (30) days default by the buyer in making any of the payments herein provided for, then, at the option of the seller all rights and interest of the buyer under this agreement may thereupon be declared terminated by the seller.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written

Witnesses:

M. M. Fore

D. F. Tarrance

Walter W. Goldsmith (SEAL)
Walter W. Goldsmith, seller.

E. R. Parker
By Walter W. Goldsmith (SEAL)
E. R. Parker, seller.

Thomas E. Staton (SEAL)
Buyer.

(SEAL)
Buyer.