

assigns, of a good, fee simple deed to the above described property, with Dower renounced by the wife of the Owner, clear of all liens and encumbrances; taxes to be prorated as of the date of the delivery of said deed.

Under the zoning ordinances of the City of Greenville, S. C. this property is now situate under the "C--Four Family Dwelling District" and it is understood and agreed by the parties hereto that this contract is to become null and void unless the purchaser or his heirs or assigns is successful in having the property rezoned to come under the "G--Business District" of the zoning ordinances of said City.

Under the building line ordinance of the City of Greenville, S. C. there is at present established a set-back line of 25 feet from the present northern street line of Hammett Street and this contract is to become null and void unless the purchaser or his assigns is successful in having said set-back line or building line amended so as to require a set-back line of not more than 15 feet from the present street line along the North side of said Hammett Street.

The Owner agrees to sign any necessary petition or other instrument to the City of Greenville and/or the Zoning Commission of said City and otherwise ^{cooperate} in order to procure the amendment to the zoning ordinance and the set-back line ordinance in keeping with the above provisions. The Owner, however, is not to be required to bear any expense in connection with said proposed changes or amendments.

The Owner agrees that if the Purchaser or his assigns are not successful in obtaining the two above referred to amendments or changes by 12:00 o'clock Noon April 5, 1949 by proper rule, regulation,