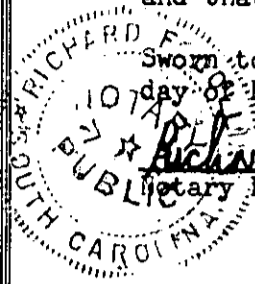


State of South Carolina,
County of Greenville.

Personally appeared before me, Douglas P. Hopkins, and made oath:-
that he saw the within named Ben F. Perry and Truluck Howard, sign, seal and
as their act and deed execute and deliver the within written bond for title,
and that he with Richard F. Collins, witnessed the execution thereof.



Sworn to before me this 4th
day of December, 1950.

Richard F. Collins (Seal)
Notary Public, S. C.

Douglas P. Hopkins

The purchaser reserves the privilege of anticipating the payment of any or all of said installments at any time.

TIME IS OF THE ESSENCE OF THIS CONTRACT, and it is expressly understood and agreed that in case any installment of principle or interest, be not paid by the purchaser promptly when due, or within thirty (30) days after written notice thereof to the purchaser at his last known address, then in addition to all other remedies provided by law, the seller may at his election, and without notice, either (1) declare the entire unpaid balance of the purchase price, immediately due and payable, and maintain action for specific performance hereof; and/or (2) declare this contract terminated and ended, in which event any amount paid hereunder shall be considered as the consideration for this option to purchase the hereinabove described land.

In the event after default the seller deems it necessary to employ and engages an attorney to enforce his rights hereunder, the purchaser agrees to pay all costs and expenses thereby occasioned, including an attorney's fee of ten per cent of the purchase price of said land.

When the said purchase price, with interest as aforesaid, shall have been paid in full, the seller covenants and agrees to execute and deliver to the purchaser, a good and sufficient deed, with covenants of warranty against the seller and his heirs, executors and administrators, conveying said land in fee simple free of encumbrances, to the purchaser.

The above described property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration of this agreement, and shall be effective for a period of twenty-five (25) years from the date hereof:

- 1. Said property shall be used for residential purposes only.
- 2. No residence shall be erected thereon at a cost of less than five thousand (\$5,000.00.) Dollars.

3. No house shall be erected thereon nearer the eastern edge of said sidewalk running along Earnshaw Avenue than twenty (20) feet.

4. ~~That no hardware, tools, or other articles, receptacles, or other objects shall be kept on the property or in any building thereon, and no other objectionable objects shall be placed on the property.~~

WITNESS the hands and seals of the parties hereto the day and year first hereinabove written.

Witness:
Douglas P. Hopkins
Richard F. Collins

Ben F. Perry (Seal)
Seller
Truluck Howard (Seal)
Purchaser

Recorded December 4th, 1950 at 9:46 A. M. # 29176

Contract Lot 53 Earnshaw Ave. Sans Souci Heights.