

State of South Carolina,
County of Greenville.

This Agreement entered into this 7th, day of August 1913, between Suburban Land Co., hereinafter called the Seller and C.E.A. Lathrop, 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 Six hundred ninety dollars (\$690.00) of which \$150.00 has been paid in cash, and the remainder is payable as follows:

\$50.00 on March 1st, 1914, then \$50.00 each succeeding 6 months, until the purchase price is paid in full, with interest on the unpaid portion from 9-1-13 at the rate of eight per cent per annum to be computed and paid semiannually, and if unpaid to bear interest at same rate as principal, and in case said sum or any part thereof be collected by an Attorney or thro legal proceedings of any kind, the Purchaser agrees to pay ten per cent addition to the amount due as attorney's fee; and the Purchaser has given his note of even date for the purchase price as aforesaid. On payment of the full purchase price and interest the Seller agrees that there shall be made to the Purchaser a good warranty deed for said property. It is further agreed that the Purchaser shall pay all taxes on said property.

The property hereby agreed to be sold and bought is described as follows:

Lot No. 55, according to plat of Sans Souci Villa.

Said property shall be subject to the following restrictions;

First: That no house shall be built on said lots costing less than \$1,500.00

Second: That the said lots nor any part thereof shall not be sold, rented, or otherwise disposed of to any person of african descent.

Third: That no building shall be built on said lots nearer the street than the building line, said line being 15 feet from the sidewalks.

And the purchaser agrees to insure the house and buildings on said lot in a sum not less than ----- Dollars in a company or companies satisfactory to the Seller, and keep same insured from loss or damage by fire, and assign the policy of insurance to said Seller and in the event the Purchaser shall at any time fail to do so, then the Seller may cause same to be insured in ----- name and reimburse ----- for the premium and expense of such insurance under this contract, with interest or may proceed to foreclose as though this contract were past due.

It is agreed that time is of the essence of this contract, and if said payments be not made when due, the Seller shall be discharged in law and equity from making said deed, and may treat said Purchaser as tenant holding over after termination of his lease, and shall be entitled to claim and recover, or retain if already paid, the sum of \$100.00 per year for rent, or by way of liquidated damages, or may enforce payment of said note.

Done in Duplicate at Greenville, South Carolina, the day and year above written.

Witness:

T.B. Reeves,
Hext M. Perry,

Suburban Land Co.
T.F. Hunt, Prest. (L.S.)
Frank F. Martin, (L.S.)
Secty. & Treas.
C.E.A. Lathrop.

The State of South Carolina,
Greenville County.

Personally appeared before me T.B. Reeves and made oath that he saw the within named Suburban Land Co. by T.F. Hunt & F.F. Martin sign, seal and as its act and deed, deliver the within written deed and that he with Hext M. Perry witnessed the execution thereof.

Sworn to before me this 8th, day of
August A.D. 1913.

T.B. Reeves

J. Theo Solomons, Jr. (L.S.)

Notary Public for S.C.

Recorded for August 11th, 1913.

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(Contract 25 ¢)

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State of South Carolina,
Greenville County.

This Indenture made this the 11 day of Aug. 1913, between T.C. Wall of the one part and W.F.- Sprouse of the other part both of State and County aforesaid.

Witnesseth. That the said T.C. Wall for the consideration of One hundred dollars per year for 10 years, beginning January 1st, 1914, hath demised, granted and leased and doth by these presents hereby demise, grant and lease unto the said W.F. Sprouse and his assigns all that piece, parcel or tract of land situate, lying and being in the County and State aforesaid in Highland Township on Pax Mountain and Pax Mountain Road, containing One hundred twenty nine acres, more or less, bounded by lands of M.L. Brown, Cannon Estate, Press McKinney and others. Together with all the privileges and appurtenances thereunto belonging except the timber that will do for saw logs and the said W.F. Sprouse doth covenant and agree to pay the said T.C. Wall or his assigns the sum of one hundred at the end of each year for the 10 years as above set forth in this lease, the said W.F. Sprouse further agrees to clear from 30 to 60 acres during this lease.

In witness whereof the said parties have to this and one other instrument of the same terms and date interchangeably set their hands and seals the day and year first above written.

Witness:

W.B. Turner,
John T. Wood,

T.C. Wall, (Seal)
W.F. Sprouse, (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me W.B. Turner and made oath that he saw the within named T.C. Wall and W.F. Sprouse, sign, seal and as their act and deed for the uses and purposes above mentioned and that he with John T. Wood witnessed the due execution thereof.

Sworn to before me this 12th,
day of August A.D. 1913.

W.B. Turner

John T. Wood (Seal)

Notary Public for S.C.

Recorded for August 12th, 1913.