

STATE OF SOUTH CAROLINA)
 : CONTRACT FOR SALE OF REAL ESTATE
COUNTY OF GREENVILLE)

This agreement entered into this the 4th day of August, 1954, by and between Lillie Cox Thompson, hereinafter called Seller, and A. B. Skelton, hereinafter called Purchaser,

WITNESSETH:

That the seller agrees to sell, and the purchaser agrees to buy, for a total consideration of Nine Hundred and No/100 - (\$900.00) Dollars, the following described real estate:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 12 of a subdivision known as Greenfields according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 34, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Gilman Avenue, joint front corner of Lots 12 and 13, and running thence with the joint line of said lots, S. 78-40 W. 113.4 feet to an iron pin on the eastern side of the right-of-way of the U. S. A. F. Railroad spur; thence with said right-of-way, N. 17-22 W. 90.4 feet to an iron pin on the southern side of a 6-foot drainage easement; thence with said drainage easement, N. 74-00 E. 119.6 feet to an iron pin on the western side of Gilman Avenue; thence with said avenue, S. 11-37 E. 42.8 feet to an iron pin; thence continuing with said avenue, S. 14-47 E. 57.2 feet to the beginning corner.

IT IS UNDERSTOOD AND AGREED between the parties hereto that the total consideration above stated shall be paid by the purchaser to the seller as follows: 10% of the total purchase price with the sealing of these presents (the receipt whereof is hereby acknowledged by the seller), and the balance of \$810.00 to be paid at the time the purchaser secures a construction loan on said property.

IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that at such time as the purchaser has paid to the seller the total consideration herein provided, the seller will deliver to the purchaser a general warranty deed to the premises above described, conveying a fee simple title thereto, free and clear of all liens or other encumbrances, except current taxes which shall be prorated as of the date the deed shall be delivered. It is further agreed that said property shall be conveyed subject to the following restrictions and protective covenants: (1) that this property is to be used for residential purposes only; (2) that no house shall be erected on this property containing less than five rooms; (3) that any house erected on said property shall follow the building line as shown on the above mentioned plat.

In Witness whereof we have hereunto set our hands and seals this the fourth day of August, 1954.

In the presence of:

Benner H. Keith
Mary Louie Salkin

Lillie Cox Thompson (SEAL)
Seller
A. B. Skelton (SEAL)
Purchaser