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The West End Land and Improvement Company.

Greenville S. C.,

THIS agreement made this 1st day of April A. D. 1907. between the WEST END LAND AND IMPROVEMENT COMPANY, of Greenville South Carolina, hereinafter called the Company (which expression shall include its successors and assigns where the context so requires or admits) of the first party, and Henry KING of Chicago State of Ill whose postoffice address is 45-43 Dearborn St hereinafter called the purchaser (which expression shall include his heirs, personal representative and assigns, where the context so requires or admits) of the second part.

Witnesseth, that for and in consideration of the agreements contained herein and the payment of the sums of money hereinafter mentioned, the Company agrees to sell to the purchaser, and the purchaser agrees to buy of the Company One lot of land being known as lot No 1 on the plat of the property of the West End Land and Improvement

Company, filed in the office of Register of Mesne Conveyance of Greenville County, State of South Carolina, The purchaser agrees to pay for the said lot the sum of Three hundred & 00/100 Dollars of which the sum of Ten & 0/100 Dollars is paid in cash (The receipt of which is hereby acknowledged), and the residue shall be paid in installments of Five & 00/100 Dollars each, commencing on the first day of May 190- and payable then and on the first day of each successive month thereafter, until the entire purchase price is paid; and when the said purchase price shall have been paid as herein provided the Company agrees and binds itself to execute and deliver to the purchaser a deed of conveyance of the said lot, in fee simple with covenant of general warranty, and containing the covenants and restrictions as to the use of said lot mentioned below.

NO INTEREST SHALL BE CHARGED ON DEFERED PAYMENTS until same shall have become past due; and all taxes are to be paid by the purchaser on said premises until a deed thereof is delivered.

It is expressly understood and agreed that in case any payment is in default for a period of sixty days after it becomes due, this agreement shall become null and void at the election of the Company at the expiration of ten days from date of mailing by the Company to the purchaser, a notice in writing of such default and all sums paid hereunder shall be considered as in purchase of an option for the time being, and shall be held and retained by the Company free from all claims and demands whatsoever, by the purchaser, and any and all rights of the purchaser in and to said premises shall then immediately cease and determine; provided that the purchaser may, within said ten days re-instate this contract by payment in full of all amounts in arrears.

If the holder of this contract shall be unable to pay the installments as stipulated herein on account of being out of employment from sickness, the Company will suspend the payments herein provided for during such lack of employment for a period of not exceeding four months; provided that the Company shall have been notified by the holder within thirty days after the first default and shall provide a certificate of a practicing physician to such sickness.

This deed from the Company herein provided for shall contain the following covenants and restrictions:

That no intoxicating liquors or ardent spirits shall be sold on said premises or nuisance allowed there.

That the scheme of facing lots as shown on said plat shall be adhered to, and no lot shall be faced in any other direction than that shown on said plan.