

Title, Building and Improvement

Bond.

Issued by T.F. Hunt, Trustee, Greenville S.C.

The holder of this Bond W.G. Sirrine is entitled to Lots No. 113-114, Block "E".

115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133 & 134.

in Block No. "G" in the subdivision of East Park, part of Boyce Lawn Addition to Greenville S.C. upon the following conditions, Viz:

As to Payments.

The purchaser agrees to pay Forty-five hundred dollars for said lot, as follows: six per cent. of the purchase price as first payment at time of purchase, and the balance of one-third of the purchase price to be paid in twelve equal monthly payments, due and payable monthly from date of this paper.

the remaining indebtedness to be paid: One-third due and payable eighteen months from date. One-third twenty-four months from date; and One-third thirty-six months from date, with eight per cent interest after six months from date of sale.

As to Deed for Lot.

When the payment aggregates one-half of the purchase price the purchaser will be given a deed for the said property, provided the purchaser will then give a note, secured by mortgage on the premises, for the balance due, payable as stated above.

As to failure to make payments.

should the purchaser of the above described lot neglect or refuse to make any payments when due, T.F. Hunt, Trustee agrees to allow thirty days grace from the date said payment becomes due, but should purchaser fail to make payment at the end of said thirty days grace, then this bond shall thereby become void, and of no effect, and all payments thereon shall be forfeited to said T.F. Hunt, Trustee as liquidated damages.

As to Restrictions.

That the property is not to be sold, rented or otherwise disposed of to any person of African Descent. T.F. Hunt, Trustee, reserves the right to lay, or authorize the laying or placing of electric or other car tracks, sewer, gas and water pipes, or electric conduits or pipes, telegraph, telephone or electric poles, or any other instrument of public utility, or in any of the Streets of said East Park without compensation to owner of any lot.

The said deed shall provide that in event of a violation of purchaser, his heirs or assigns of the first provision above, that the title to the lot shall revert to the grantor, except as against lien, creditors, and in event of a violation of any of the provisions of the above the grantor shall have the right to re-entry, abatement and suit without liability or damage.

In witness whereof I have hereunto set my hand and seal this 9th, day of December A.D. 1909 in the one hundred and 33rd, year of the Independence of the United States.

Witness:

H.J. Killingsworth,

T.F. Hunt, Trustee (Seal)

D.B. Traxler,

State of South Carolina  
Greenville County.

Personally appeared before me D.B. Traxler, who being duly sworn says that he saw T.F. Hunt, Trustee sign, seal and as his act and deed deliver the within written instrument, and that he with H.J. Killingsworth witnessed the due execution thereof.

Sworn to before me this 9th, day of December 1909.

Jas. H. Price, (Seal)

D.B. Traxler

Notary Public S.C.