

This Agreement, Entered into this 8th day of October in the year 1914 between Rebecca Caroline Neal of Tennessee hereinafter referred to as Seller, and S.W. Reams of Greenville, S.C. of No. -- Street of -- hereinafter referred to as Purchaser.

Witnesseth: That in consideration of the agreements and the payment of the sums of money hereinafter referred to, the Seller agrees to sell and Purchaser agrees to buy that certain lot of land situate near the City of Greenville, known as lot No. 65 of Addition to the City of of Greenville, known as Arlington Heights and at the N.W. intersection of Perry Ave and Queen St. as represented on a map of said property on file in the office of Register of Mesne Conveyance for Greenville County, at the price of Two thousand two hundred fifty no/100 Dollars, of which Two hundred fifty (250.00) dollars has been paid in cash and the remainder is payable as follows Twenty five and no/100 per month for the period of twenty four months - Dollars on the first day of each and every month hereafter. Time is the essence of this contract. Interest at the rate of eight per cent. per annum payable monthly. No taxes are to be charged against the Purchaser until deed is given for said lot.

On payment of the said sum of money, the seller agrees that there shall be made to the Purchaser a good warranty deed for the said lot of land. If the Purchaser shall be in default in making any of said payments for a period of thirty days, this agreement shall be null and void at the option of the Seller and the money paid hereunto shall be regarded as liquidated damages.

After making twenty-four monthly payments as hereinabove provided for the ~~Seller~~ purchaser shall make to the ~~Seller~~ seller his notes for the balance due, with interest aforesaid, secured by a mortgage of the premises, and the Seller shall thereupon cause to be executed a warranty deed for said lot as aforesaid. The deed to said lot shall contain the following restrictions, which shall apply for a period of twenty years from the date of this contract.

1. That the property is not to be sold, rented or otherwise disposed of to persons of African descent.
2. That no liquor or ardent spirits are to be sold on the property.
3. That no building shall be erected nearer the roadway than fifteen feet.
4. That no use shall be made of the lot, or any part thereof, which would constitute a nuisance or injure the value of the neighboring lots.
5. That the Seller reserves the right to pay and place or authorize the laying and placing of electric car tracks, gas and water pipes, electricity, telegraph or telephone poles, or any other work of utility in or along any of the roadways, without any compensation to any lot owner.

This agreement constitutes the sole and final contract between the parties and no promises or agreements not contained herein shall be of force.

Witness:

T.D. Swayne,

By Rebecca Caroline Neal

B. Hamblin,

S.W. Reams, Purchaser.

Witness to Rebecca Caroline Neal.

Witness to S.W. Reams signature.

Wade Batson,

J. Frank Eppes.