

COPY

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, Arnold Place Co. has agreed to sell to Paul R. Yeargins 16 Dorn Ave., Greenville, S. C.

Address

a certain lot or tract of land in the County of Greenville, State of South Carolina, shown on map by Dalton & Neves, dated Dec. 1944, recorded in office of R. M. C. Greenville County, Plat Book ✓ Page ✓

and Designated as Lot No. 9 & $\frac{1}{2}$ of 8 in Sub-division known as Arnold Place Property and execute and deliver a good and sufficient warranty deed therefor on condition that Paul R. Yeargin shall pay the sum of Seven Hundred Forty Dollars, in the following manner: \$100.00 Down and Balance Payable at the rate of \$20.00 each succeeding Month after date.

until the full purchase price is paid, with interest on same from date at Six per cent. per annum until paid, to be computed and paid Monthly and if unpaid to bear interest until paid at the same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition, the sum of ten per cent of the whole amount due, for attorney's fees, as is shown by A note of even date herewith. The purchaser agrees to pay all taxes and assessments while this contract is in force.

This conveyance is made subject to the following restrictions, which are imposed for 25 years from date the benefit of the grantor and may be modified by it when such modification is deemed by it to be to the best interest of all concerned.

1. (Marked out)
2. (Marked out)
3. (Marked out)
4. No building of any kind shall be erected nearer to the street than ✓ feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the street and alleys on which said lots abuts, and reserve 5 feet Easement across rear of said lot for sewer pipes, electric wires, car tracks and any liens or pipes for public utilities without compensation the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. Grantee is to pay taxes for the year 1946.
9. No surface toilets to be used on property.
10. (Marked out)

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, Arnold Place Co. shall be discharged in law and equity from all liability to make said deed, and may treat said Paul R. Yeargins as tenant holding over after termination, or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid in the sum of \$100.00 and Two Hundred and Forty Dollars per year from rent, or by way of liquidated damages, or any enforce payment of said note. In witness whereof, this 18 day of March, 1946.

In the presence of:

L. B. Langston

Arnold Place Co.

(SEAL)

BY: Julia E. Traxler (Trustee)

Paul R. Yeargin