

THE STATE OF SOUTH CAROLINA :  
COUNTY OF GREENVILLE : CONTRACT

This agreement and contract made and entered into by and between J. Walter Moon, Seller, party of the first part, and Broadus T. Burgess, part of the second part, purchaser:

Party of the first part promises and agrees to sell and convey to the party of the second part a certain lot of land on the east side of South Airbase Road; and on the south side of Flora ~~Drive~~ <sup>Drive</sup>, being at the southeast intersection of said drives - South Airbase Drive, instead of road in Grove Township, Greenville County, State of South Carolina, containing two acres, and having an equal footage on each of said drives, and to be a square, if said drives cross at right angles, but in any event, all four sides are to be of equal length, for the sum of Two Thousand, Six Hundred (\$2,600.00) Dollars, due and payable as follows: One Thousand (\$1,000.00) Dollars with the execution of this contract, the receipt whereof is hereby acknowledged by the party of the first part, and upon receipt of title deed to said property, the party of the second part shall execute his promissory note in the amount of One Thousand, Six Hundred (\$1,600.00) Dollars, payable to the party of the first part, or his assigns or personal representatives, in two installments - namely: Six Hundred (\$600.00) Dollars due and payable one year after date of said note - of even date with the execution of said deed, and the other One Thousand (\$1,000.00) Dollars thirty-six months after date of said note, with interest from date of said note at the rate of six per cent. per annum, until paid in full - Thirty-Six (\$36.00) of interest due and payable one year after date of said note, and balance of interest due and payable at the end of three years after date of said note. Provided: default in payment of either the first instalment, or the said interest of thirty-Six (\$36.00) Dollars, shall at the option of the holder of said note, warrant the declaring of the whole obligation then due and payable, with the privilege to the party of the second part to pay either or both instalments before maturity, and interest shall only run from date of said note until payment is made in full. Said note to be secured by a first lien mortgage on said property to the party of the first part, his personal representatives and assigns. The title deed executed by the party of the first part shall convey said property in fee simple to the party of the second part, clear of all liens and encumbrances, by a good, general warranty, marketable title. Said title deed to provide that said property shall be used for residential purposes only, to be occupied by white people only, and no alcoholic beverages to be sold or stored thereon, and not to be used as a trailer court. Taxes on said property for the year 1956 shall be pro-rated.