

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, CO. S. C.  
APR 3 3 33 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: I, DONALD J. WILLIAMS, SR.,

..... have agreed to sell to  
Charles R. Douglas & Le Nelle S. Douglas

..... a certain lot or tract  
of land in the County of Greenville, State of South Carolina, being known and designated as  
Tract 10 on plat of property of Hi-Landers LTD according to a plat made of  
said property by Terry T. Dill, January 29, 1973, and having according to  
said plat courses and distances as shown thereon.

This property is sold subject to the following restrictions:

- 1. No house shall be constructed thereon consisting of less than 800 sq. ft. building space.
- 2. No trailer shall be placed or erected on said lot, and no cement block building
- 3. Property shall be used for residence only.
- 4. Nothing that would constitute a nuisance.

It is distinctly understood and agreed that the purchasers of lots in said subdivision are to be responsible for the maintenance of the roads and that the seller is not required to maintain the road. That the purchasers shall accept the roads as is. It is agreed that said road is a private road. A right of way of 15 feet is reserved for utility and drainage easements across each lot.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Two Thousand & No/100 (\$2,000.00) Dollars in the following manner \$400.00 at date of execution of this Bond for Title and balance of \$1,600.00 to be paid in 7 annual payments with first payment to be one year from date. Purchasers cannot anticipate any portion of balance due before 24 months, but with the right to anticipate thereafter

until the full purchase price is paid, with interest on same from date at 7% per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at 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 15% dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due he shall be discharged in law and equity from all liability to make said deed, and may treat said Charles R. & Le Nelle S. Douglas as tenant holding over after termination, or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of Four Hundred & No/100 (\$400.00) dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 1st day of March A. D., 19 73

In the presence of:  
Gerardine Welch  
Juliet E. Johnson  
Donald J. Williams, Sr. (Seal)