

State of South Carolina,
County of Greenville.

This Agreement made and entered into this 10th day of September 1920, by and between Suburban Land Company, hereinafter called the Seller, of the one part, and J. Boyce Hughes, hereinafter called the Purchaser, of the other part, Witnesseth:

That for and in consideration of the terms and conditions hereinafter stated and of the money paid and to be paid, as is hereinafter stated, the seller has bargained and sold and will convey to the purchaser, as is hereinafter stated, those two certain lots of land situate in the County and State aforesaid, in Sans Souci Villa, known and designated as lots 20 and 21 on plat of Suburban Land Company and each front the Franklin Road 84 feet and each has a depth in parallel lines of 150 feet.

The purchase price for said two lots is sixteen hundred sixty-six dollars and sixty-six cents (\$1666.66), of which sum the purchaser has this day paid fifty dollars, leaving a balance of sixteen hundred sixteen dollars and sixty-six cents to be paid as follows: \$50.00 October 1st, 1920; \$50.00 November 1st, 1920; \$50.00 December 1st, 1920; and the remainder January 1st, 1921. All unpaid portions of said purchase price shall bear interest from date hereof at the rate of seven per cent per annum payable annually and all interest unpaid when due to bear interest at the same rate as the principal; and also if said sum or any part thereof is collected by an attorney by suit or through court, the purchaser will pay ten per cent attorney's fees, for all of which the Purchaser has this day given his promissory note in writing to which reference is hereby made.

It is agreed that time is of the essence of this contract, and that the Seller will convey the above land to the purchaser free from encumbrance upon the said Purchaser paying the purchase price and all interest that may be due as the same become due, according to the terms hereof; if however, the said Purchaser fails or refuses to pay the principal and interest as herein provided as they become due, thereupon the Seller may declare this contract at an end, and be relieved from the obligation herein contained, and may treat said purchaser as a tenant holding over after termination of his lease, and shall be entitled to retain all monies up to said time paid as rent or liquidated damages and remove all persons therefrom, or it may at its option enforce payment of said note.

Said property shall be subject to the following restrictions:-

1. No house shall be built on said lots costing than - \$1500.00
2. That said lots or any part thereof shall not be sold, rented or otherwise disposed of to any person of African descent.
3. That no building shall be built on said lots nearer than the building line which is 15 feet from the side-walk.

In witness whereof, the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of,
Annie E. Bradley,
Marvin T. Crymes.

Suburban Land Co. (Seal)
By T.F. Hunt, Pres.
By Frank F. Martin, Sy. & Tr.

J. Boyce Hughes, (Seal)

Personally comes before me Annie E. Bradley who on oath says that he saw the within named Suburban Land Company by T.F. Hunt, President and Frank F. Martin, Secretary and Treasurer and J. Boyce Hughes sign, seal and as their act and deed deliver the foregoing written contract, and that she with Marvin T. Crymes witnessed the execution thereof.

Sworn to and subscribed before me this 10th, day of September 1920.
T.E. Stribling (Seal)
Notary Public for S.C.

Annie E. Bradley

Recorded September 11th, 1920.

For value received, J. Boyce Hughes hereby releases the lot herein designated as lot number twenty (20) from this contract or agreement into the Suburban Land Co. Witness my hand and seal this 15th day of Nov. 1920.

For value received, J. Boyce Hughes hereby releases the lot herein designated as lot number twenty (20) from this contract or agreement into the Suburban Land Co. Witness my hand and seal this 15th day of Nov. 1920.

Witness my hand and seal this 15th day of Nov. 1920.

Greenville, S.C.

Dated Sept. 1, 1920.

This memorandum between Cleveland S. Bright hereinafter called the Seller, and F.M. deSaussure, Jr. hereinafter called the Purchaser, Witnesseth:

For and in consideration of the sum of one dollar paid by the Purchaser receipt of which is hereby acknowledged by the Seller, the Seller agrees to sell to the Purchaser the land hereinafter described (and give a good and sufficient title to the same) for the sum of \$600.00 Six Hundred & no/100 Dollars.

To be paid as follows: Cash or assume payments due Melrose Land Company and pay difference in cash, deferred payments to bear interest from - - - - at the rate of - - - - per cent. per annum and to be secured by note of the Purchaser and mortgage of the premises, conveyance to be made when the full purchase price is paid or secured to be paid as provided above.

And the Purchaser agrees to buy the land hereinafter described and pay for same as above stated.

Description of Land:

Lot #10 on National Highway of Melrose Land Company, adjoining Stafford land-Purchaser to have ten days in which to accept this purchase or not to accept it.

In the presence of:

J. Hawkins,
Harry R. Wilkins,

Cleveland S. Bright (L.S.)
F.M. de Saussure, Jr. (L.S.)

State of South Carolina,
County of Greenville.

Personally come before me Harry R. Wilkins and made oath that he saw the within named Cleveland S. Bright and F.M. de Saussure, Jr. sign, seal and as their act and deed, deliver the within instrument and that he with J. Hawkins witnessed the execution thereof.

Sworn to before me this 11th, day

of September A.D. 1920.

Harry R. Wilkins.

G. Dewey Oxner (Seal)

Notary Public, S.C.

Recorded September 11th, 1920.