

Bond For Title

No. 56

\$175.00

This agreement, Entered into this 6 day of July in the year 1930, between R. W. Matheny, hereinafter referred to as Seller, and F. J. Hammond of No. 1 Street of Tompsee St. 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 the Purchaser agrees to buy that certain lot of land situate near the City of Greenville, known as lot No. 56 in Shannon Terrace, as represented on a map of said property on file in the office of Register of Meas. Com. required for Greenville County, at the price of: The hundred seventy-five Dollars of which 5.00 Dollars has been paid in cash and the remainder is payable as follows 5.00 dollars on the first day of each and every month hereafter, 7% taxes 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 month payments as herein above provided for, the Purchaser shall submit to the Seller his notes for the balance due, 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, leased or otherwise disposed of to persons of African descent.
2. That no building shall be erected nearer the roadway than fifteen feet.
3. 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.
4. That the Seller reserves the right to lay and place or authorize the laying and placing of electric car tracks, gas and water pipes, electric, telegraph or telephone poles or any other work of utility in or along any of the roadways with 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 W. J. Cooper.
A. B. Dorsey.

By: R. W. Matheny,
F. J. Hammond, Purchaser.

State of South Carolina,
County of Greenville.

Personally appeared before me W. J. Cooper who on oath says that he saw the within named R. W. Matheny and F. J. Hammond sign seal and as their act and deed deliver the within written agreement and that he with A. B. Dorsey witnessed the execution thereof.

Sworn to before me this 30 day of June, 1931.

W. J. Cooper,
Notary Public of South Carolina.

W. J. Cooper

Recorded November 30th 1931 at 2:45 P.M.