

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

CONTRACT FOR TITLE

This agreement, made and entered into by and between W. S. Bradley, hereinafter referred to as Party of the First Part, and Rudolph H. Mote, hereinafter referred to as Party of the Second Part, both of Greenville County, South Carolina.

WITNESSETH:

That the Party of the First Part agrees to sell unto the Party of the Second Part, his heirs and assigns, the following described real estate:

"All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 21 as shown by survey of Dalton & Neves, Engineers, made April 1945, and marked Plat No. 2 property of W. S. Bradley. Said plat is of record in the R. M. C. Office for Greenville County, in Plat Book "0" at page 169, and according to said plat have the following metes and bounds, to-wit:

BEGINNING at a stake on the west side of Bahan Street, joint corner with Lot # 22 and running thence with line of Lot # 22 N. 88-10 W. 322.9 ft. to a stake; thence N. 0-31 E. 100 ft. to an iron pin; thence S. 88-10 E. 320.9 ft. to a stake on the west side of Bahan Street; thence with said street S. 0-42 E. 100.1 ft. to the point of beginning.

The agreed sale price of said property is \$375.00, payable as follows: \$25.00 in cash upon execution and delivery of this contract, receipt of which is hereby acknowledged, \$10.00 on the first day of July, 1947 and \$10.00 on the first day of each successive month thereafter until the whole deferred balance is paid in full—all of said deferred payments to bear interest at the rate of 6% from the date of this contract, to be computed and paid annually.

The Party of the First Part agrees that upon payment of the purchase price in full that he will convey unto the Party of the Second Part, his heirs and assigns, the lot hereinabove described, free of encumbrances or liens. It is understood that the property is being sold subject to restrictions, and that the deed to be delivered will contain the following restrictions.

1. That the property herein conveyed, nor any part thereof shall be used for other than residential purposes for white people only.

2. That no dwelling shall be erected upon said lot costing less than \$3500.00.

It is mutually understood and agreed by and between the parties hereto that the time is of the essence of this contract, and that if the Party of the Second Part shall be in arrears, or in default, in payment of the monthly instalments hereinabove specified for a period of sixty (60) days or more, or shall fail to pay taxes then in such event, the Party of the First Part shall have the right to treat the Party of the Second Part as a tenant holding over after the expiration of his lease, and this Contract shall become null and void, and all payments made by said Party of the Second Part to the Party of the First Part shall be retained by the Party of the First Part as Legal or liquidated damages for breach of this contract.

The Party of the Second Part agrees to purchase the lot of land hereinabove described, and to pay the purchase price therefor as hereinabove set forth according to all the terms and conditions herein stipulated.