

PHONE 7049



APR 11 1948

303 E. McBEE AVE.

Date April 13, 1948

This memorandum between R. E. Hughes

hereinafter called the Seller, and Ollie Thompson Hardy

hereinafter called the purchaser, witnesseth:

That the Seller agrees to sell to the purchaser the land hereinafter described for the sum of \$1,490.00 One thousand four hundred ninety - - - - - Dollars to be paid as follows: \$200.00 cash, balance to be paid twenty (\$20.00) dollars per month until paid in full. Payments may be anticipated

deferred payments to bear interest from date at the rate of 8 percent, 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 the same as above stated. The Seller agrees that there shall be made to the Purchaser a good warranty deed for said property. Taxes, insurance, paying assessments and rents to be pro-rated.

Description of land: Lot # 38, Longview Terrace, Forest Heights, Greenville, S. C. as recorded in R. M. C. Office for Greenville, S. C.

Subject, however, to the following restrictions, which are a part of the consideration for 15 years from date of purchase.

- 1st: This property is for residential purpose only.
- 2nd: No residence to cost less than 7,500.00 (see recorded restrictions)
- 3rd: Said property not to be rented, sold, or leased to persons of African descent.
- 4th: No building to be erected nearer than 35 feet of street line, and no building nearer than 5 feet of property line.
- 5th: Nothing that constitutes a nuisance or injury to others' property shall be permitted.
- 6th: Restrictions recorded on above described property in R. M. C. Office.

In presence of Bertie M. Green J.P. Macken Mrs. Ollie Thompson Hardy R.E. Hughes S. S. Salesman

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me J. R. Maches
notary public that he saw the within named Mrs. Ollie Thompson Hardy and J.P. Macken
and seal and as his act and deed, deliver the within instrument; and
that he with Bertie M. Green witnessed the execution
thereof.

Subscribed before me, this 14th day of April, A.D. 1948
J.P. Macken
Ollie Thompson Hardy
Notary Public, S. C.

Recorded April 14th, 1948 at 11:06 A. M. #8016