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National Development Co.

A KENTUCKY CORPORATION

DEVELOPERS OF

"College View"

438 1/2 MAIN STREET
OVER WILLIS DRY GOODS CO.

BOWLING GREEN, KY.

April 23, 1930

Rev. J.H. Swann and wife Bessie
Thompkinsville, Ky.

Dear Mr. and Mrs. Swann:

Enclosed please find Warranty Deed for
Lot 37, Block E of COLLEGE VIEW, recently pur-
chased by you. Trusting that same meets with
your approval and is satisfactory in every way,
we are,

Very truly yours,

NATIONAL DEVELOPMENT CO.


C.G. Harre

CGH:B

State of Kentucky }
County of Warren }

THIS AGREEMENT, made in duplicate, this the 22 day of April, 1930 between Blanche W. Sumpter of Warren county, Kentucky, hereinafter referred to as the SELLER, and Ray J. Sumner and wife Bevie Thompson Sumner hereinafter referred to as the PURCHASER.

WITNESSETH: That if the Purchaser shall first make payments complying with the terms and conditions herein required of the Purchaser, the Seller does hereby agree to convey to the Purchaser in fee simple clear of all encumbrances whatever except as herein stated by General Warranty Deed that tract of land situated, lying and being in Warren county, Kentucky, and known and described as follows, to-wit:

LOT\$ 27 OF BLOCK E
OF

“COLLEGE VIEW”

An addition to Bowling Green, Ky., according to the plat as recorded in Plat Book 2, page 68, in the office of the Clerk of the County Court of Warren county, Ky.

The price to be paid by the Purchaser is \$44.00, payable as follows: \$44.00 cash in hand paid on the signing of this contract, receipt of all of which is hereby acknowledged, and \$..... on the day of each successive month after the date of this contract until fully paid, payable at the American National Bank of Bowling Green, Kentucky, the deferred balance bearing interest at the rate of 6% per annum, payable semiannually from date until paid.

The Purchaser assumes and will pay any and all taxes which may be legally levied upon the premises above described subsequent to the year of 1930.

The following are the additional terms and conditions of this contract:

FIRST—It is agreed that time is of the essence of this agreement and of all of its conditions, and in the event any payment herein required of the Purchaser shall become due and shall remain unpaid for more than ninety days the Seller may at her option declare all of the unpaid balance of the purchase price due and collectible at once on demand and proceed to collect the entire amount of the unpaid indebtedness with all accrued interest upon same.

SECOND—No modification of this agreement in any of its particulars shall be binding upon the Seller unless the same shall be in writing duly approved by the Seller.

THIRD—The conveyance required of the Seller shall contain a General Warranty of title and in addition thereto the following covenants, restrictions and limitations:

And the Purchaser, for his heirs, executors, administrators, successors and assigns, does hereby covenant and agree to and with the Seller, her heirs and assigns, as follows:

- (1) That the Purchaser, his heirs and assigns, will not ever sell or convey any portion of the premises or any interest in same by deed, lease, gift, or otherwise to any person of African descent and will not permit any person of African descent to occupy any portion of the premises except as domestic servants domiciled upon and actually employed upon the premises.
- (2) That they will not place any dwelling on the premises at a cost of less than \$2,000 and that any dwelling shall not be less than twenty feet from the front property line.

This contract shall be assignable by the Buyer, but such an assignment shall in no wise relieve the Buyer from making the payments herein provided for.

It is further agreed that this contract shall in no manner be changed by either party unless consented to in writing by both parties.

It is further agreed that the foregoing contains all the terms and conditions of this agreement and that no verbal or written agreement of any person or persons whomsoever not herein incorporated shall be binding upon either party or upon the NATIONAL DEVELOPMENT COMPANY, its agents or representatives and that no warranties or representations of any kind have been made other than as herein incorporated.

IN TESTIMONY WHEREOF, witness the hands of the parties hereto, this the date first above written in the presence of subscribing witnesses.

WITNESSES:

BLANCHE W. SUMPTER (Owner).

As to Seller: [Signature] (Seal)
As to Buyer: [Signature] (Seal)
[Signature] Seller.
[Signature] Buyer.

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Contract of Sale

FROM

BLANCHE W. SUMPTER

BOWLING GREEN, KY.

TO

Rev. J. H. Swann and wife
Basile
Thompsonville Ky.

LOTS *37*-----

BLOCK *E*-----

OF

COLLEGE VIEW

A Suburb of Bowling Green, Ky.

Date *4/22/30*-----

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