

State of South Carolina,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS: J.P. Stover, have agreed to sell to W.T. Benson a certain lots or tracts of land in the County of Greenville, State of South Carolina, and situate about three miles from Greenville Court House, and being designated as Lots No. 3, 12 & 13 on Plat recorded in the R.M.C. Office for Greenville County in Plat Book "A" at page 389, said lot No. 3 fronts 50 feet on Fourth Street and Lots No. 12 and 13 fronts 50 feet each on New Cut Road, for more complete description by metes and bounds, see above mentioned plat. The said J.P. Stover agrees that there is no mortgage or lien of any sort on said lots and that they are free from all encumbrance.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of One hundred Dollars in the following manner, to be paid in eight months from the date hereof, and in case the said W.T. Benson fail pay the one hundred dollars in the following way specified above, then the said J.P. Stover will carry it on for eight months longer at the rate of eight per cent per annum, until the full purchase price is paid, with interest on same ~~from date~~ for the last 8 months if not paid as stated above at eight per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of twenty five dollars for attorney's fees, as is shown by his note of even date herewith. The purchaser said J.P. Stover hereby agrees to pay all taxes while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said W.T. Benson as tenant holding over after the termination, or contrary of the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of Five dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note In witness whereof I have hereunto set my hand and seal this 7th, day of April, A.D. 1910.

(Erasures and interlineations made before signing)

In the presence of:

James Bates,

J.P. Stover (Seal)

B.H. Allen.

State of South Carolina,

Greenville County.

Personally appeared James Bates who says on oath that he saw J.P. Stover sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with B.H. Allen witnessed the same.

Sworn to before me this 7th, day of April

James Bates

A.D. 1910.

H.B. Ingram (Seal)

Notary Public, S.C.

Recorded April 15th, 1911.