

THE STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, James I. West of the County and State aforesaid, am held and firmly bound unto John Sullivan in the penal sum of Six Thousand and Eight (\$6800.00) Hundred Dollars to be paid to the said John Sullivan and his certain Attorneys, Executors, Administrators or Assigns; to which payment well and truly to be made and done I bind myself and each and every of my Heirs, Executors and Administrators, jointly and severally, firmly by these presents:

Sealed with my seal and dated at Greenville, S.C., the 9th. day of September in the year of our Lord one thousand nine hundred and eleven and in the One Hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

WHEREAS the above bounden James I West had this day agreed to sell to the said John Sullivan the following described tract of land in the County of Greenville to wit: All that certain tract of land situate in Greenville County, S.C., about 4 miles from Greenville C.H. on the Spartanburg road, containing 40 acres, more or less, and being the same tract sold to said James I. West by J.J. McCarter on condition that the said John Sullivan shall pay the sum of \$400.00 Dollars, in manner following, that is to say Two Hundred and fifty Dollars on the delivery of this agreement and the balance in six equal payments, beginning December 1st. 1912, and on the first day of each successive December thereafter, all deferred payments to bear interest at eight per cent. per annum until paid, from the date hereof.

NOW THE CONDITION OF THIS OBLIGATION is such, that if the John Sullivan shall pay the said purchase money so as aforesaid stipulated, and shall in the meantime pay all taxes on said land and the said James I. West shall on the completion of said payments make execute and deliver, or cause to be made, executed and delivered a good and sufficient Deed of Conveyance in Fee Simple of the land above described to the said John Sullivan, then this obligation to be void and of none effect or else to remain in full force and virtue.

AND IT IS EXPRESSLY AGREED, by and between the parties aforesaid that time is of the essence of this contract, and that in the event of the non-payment of said sum of Money or any part thereof, promptly at the time herein limited, that then the said James I. West is absolutely discharged from any and all liability to make and execute such Deed and may treat the said John Sullivan as tenant holding over after the termination, or contrary to the terms of his lease; or if prefer so to do may enforce the payment of the purchase money.

Signed sealed and delivered in the Presence of:

Oscar K. Mauldin
J.F. Gallivan

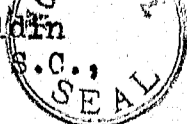
James I. West (L.S.)

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me J.F. Gallivan and made oath that he saw the within named James I. West sign, seal and as his act and deed deliver the within written Deed; and that he with Oscar K. Mauldin witnessed the execution thereof.

Sworn to before me this 9th. day of Sept., A.D. 1911.

J.F. Gallivan

Oscar K. Mauldin
Not. Pub. for S.C.,


Recorded for Sept., 9th. 1911.