

STATE OF SOUTH CAROLINA)

Fee paid 75 cts

COUNTY OF GREENVILLE

This agreement made and entered into this the 2 th day of December 1911 by and between J.D. Smith and R.Y. Hellams of the one part and Julia Caldwell of the other part

WITNESSETH:

That the said J.D. SMith and R.Y. Hellams for and in consideration of the amount to be paid as hereinafter stated, have bargained and sold , and will convey as hereinafter stated, to the-said Julia Caldwell those two certain lots of land situate in the Cit y and County of GREenville State of South Carolina, and described as follows: All that piece parcel and lot of land situate in the City and County of GREenville, South Carolina, beginning at an iron pin on Bob Alley and ra runs thence N. 60 1/2 E with said Alley eighty-five (85) feet to an iron pin at corner of lot N. 2; thence with lot No 2 one hundred and forty-seven (147) feet to an iron pin thence S 20 W. one hundred and forty-one and one half (141 1/2) feet to an iron pin on line of A.C. Davis; thence N 67-1/2 W. ninety-five (95) feet to cernep of lot of L. Craig; thence N.W. one hundred and forty-eight (148) feet to the beginning corner, being part of lot No 1. in the subdivision of the land of Robert Scott, as shown by plat recorded in Plat Book "A" page 147, see also Judgement Roll in office of Clerk of Court No 2600, and being the same lot of land conveye d to the said J.D. Smith and R.Y. Hellams by the said Julia Caldwell by deed dated the 1st day of December 1911, deed not yet reorded.

Also all that other lot of land beginning at an iron pin at the corner of lands of W.S. Paek and A.C. Davis, and running thence with the said W.S. Paek's line N. 57 1/2 E. one hundred and sixty-two (162) feet to an iron pin; thence N 63 W. two hundred and twenty (220) feet to a stake; thence S 24-1/2W one hundred and forty-five (145) feet more or less, to an iron pin online of A.C. Davis; thence with said line S 67 1/2 E. one hundred and eighteen (118) feet to the beginning corner, being a part of lot No 1 and lot No 2, as shown by the plat recorded in plat Book "A", page 147, and is the same lot of land conveyed to the said J.D. Smith and R.Y. Hellams by the said Julia Caldwell by deed dated the 1st day of December, 1911, deed not yet recor-ded,

The purchase price or consideration to be paid for said land is the sum of Six Hundred and seventy-five Dollars (\$675.00) with interest from date until paid at the rate of eight per cent per annum, payable annually, and if not so paid to draw interest at the same rate as the principa until paid. said principal and interest to be paid in the folowing manner, to wit: Ten dollars (\$10.00) at the end of each and every month, beginning with the month of December, 1911. and to continue in monthly consecuti ve payments until said principal and interest are paid.

It is further agreed by and between the parties hereto that the said Julia Caldwell will pay all taxes and assesments against said property after the year 1911, and will at her own cost and expense provide all insurance that is maintained on said property, and if she fails so to do, and the said J.D. Smith and R.Y. Hellams find it necessary to have same done, she will reimburse them, and such expenditures may be added to the amount of purchase price and shall be paid in the same way.

Upon the said Julia Caldwell paying said principal sum and interest, taxes and insurance and the cost of any repairs or improvements, as aforesaid, and as is hereinabove provided, the said J.D. Smith and R.Y. Hellams will execute and deliver to her a good deed for said land, conveying it to her free from encumbrance, with dower renounced

It is further understood and agreed by and between the parties hereto that if any payment or taxes, or insurance herein provided is not made when due, according to the terms of this agree-