

(Bond for Title 75 ¢)

State of South Carolina,
County of Greenville.

This Memorandum of Agreement made between P.L. Calhoun, party of the first part, and Sullivan Franks, and Anna Franks, parties of the second part, Witnesseth:-

That the party of the first part has agreed to sell a lot fronting 48 feet on Jenkins Street, and beginning at a point 56 ft. from the intersection of Jenkins and Calhoun Streets, in the City of Greenville, State of South Carolina, and running in a Northernly direction 48 ft. to a point on the line of Professor Jones (Col), running thence in a Northernly direction 100 ft. in a line parallel to Calhoun Street to a point; thence in a Easterly direction 48 ft. to a stake; thence in a line parallel to Calhoun Street 100 ft. to the beginning corner. This being part of the land sold to me by G.L. Calhoun by deed recorded Sept. 18th, 1909 recorded in Vol. "4" at page 679.

The party of the second part does hereby consent to purchase the said lot for the sum of Nine-Hundred (900.00) Dollars payable upon the following terms: He is to assign to the said P.L.- Calhoun a certain Bond for Title given to him by the Mountain City Land and Improvement Company, on the 24th, day of May, 1911 which is valued at One hundred and fifty (150.00) Dollars, and is to pay him the balance of Seven hundred & fifty (750.00) Dollars, at the rate of Twelve Dollars and fifty cents (12.50) a month until the said sum of Seven hundred & fifty (750.00) Dollars is paid in full. It being distinctly understood that the sum of Seven hundred & fifty (750.00) Dollars is to draw interest at the rate of 8% per annum from this date.

The party of the first part hereby further agrees that upon a transfer of said Bond for Title, and upon the payment of the Sum of Seven hundred & fifty (750.00) Dollars with interest at the rate of 8% per annum from this date in monthly installments of Twelve dollars & fifty cents (12.50) until paid in full, he agrees to execute a deed conveying an uncombered Fee Simple Title to the said party of the second part or their assigns.

It is further agreed that the party of the second part, is to pay all taxes, City, County and State and all insurance on the four room dwelling house situated on said lot, the taxes for the year 1912, to be paid one third by the party of the first part and two thirds by the party of the second part.

Witness our hands and seal this 27th, day of April, A.D. 1912.

John H. Earle, (L.S.)
Maude Z. Butler, (L.S.)

P.L. Calhoun, (L.S.)
Party of first part.
A. Anna Franks, (L.S.)
Sullivan Franks, (L.S.)
Party of second part.

State of South Carolina,
County of Greenville.

Personally appears before me Maude Z. Butler, who being duly sworn deposes & says that she saw the above named P.L. Calhoun, party of the 1st, part and A. Anna Franks & Sullivan Franks parties of the second part, sign and seal and as their act & deed deliver the above written Bond for Title and she with John H. Earle witnessed the execution thereof.

Sworn to before me this 30,
day of April, 1912.

Maude Z. Butler

John H. Earle (L.S.)
Not. Pub. S.C.

Recorded April 30th, 1912.

The original was made by P.L. Calhoun to the first party of the first part. This contract was made by P.L. Calhoun to the first party of the first part. Witness James Butler. The above is a copy of the original as made by P.L. Calhoun. Witness James Butler.