

(Agreement 75 0)

State of South Carolina,

County of Greenville.

This agreement made and entered into this the first day of June, 1912, by and between Julia Mae-Speights of the one part, and Earnest E. Walker of the other part,

## WITNESSETH:

That the said Julia Mae Speight for and in consideration of the amount to be paid as hereinafter stated, has bargained and sold, and will convey as hereinafter stated, to the said Earnest E.-Walker, all that lot of land situate in the City 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 Green Avenue, corner of twelve foot alley and runs thence with said alley N. 76 W. One hundred and six feet to an iron pin corner of Holcombe's lot on said alley; thence N. 14 E. fifty-seven feet and six inches to corner of lot of B.J. James; thence along said James line S. 70 E. one hundred and seventeen feet and nine inches to iron pin, corner of lot of B.J. James on Green Avenue; thence along Green Avenue S. 27 W. forty-seven feet and six inches to the beginning corner on the twelve foot alley.

The purchase price or consideration to be paid for said land is the sum of Eleven Hundred Dollars (\$1100.) with interest from date until paid at the rate of eight per cent. (8%) per annum, payable annually, and if not so paid, to draw interest at the same rate as the principal until paid; said principal and interest to be paid in the following manner, to wit: Seventy-five (\$75.) Dollars cash and ten (\$10) dollars at the end of each and every month, beginning with the month of July, 1912, and to continue in monthly consecutive payments until said principal and interest are paid in full. It is further agreed by and between the parties hereto that the said Earnest E. Walker will pay all taxes and assessments against said property after the year 1911, and will at his own cost and expense provide all insurance that is maintained on said property, and make all necessary repairs and improvements on the buildings, on said property, and if he (Earnest E. Walker) fails so to do, and the said Julia Mae Speight, or her agent, finds it necessary to have the same done, he (Earnest E. Walker) will reimburse the said Julia Mae Speight, and such expenditures may be added to the amount of purchase price and shall be paid in the same way. Upon the said Earnest E. Walker 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 Julia Mae Speight will execute and deliver to the said Earnest E. Walker a good deed for said lands, conveying it to him free from encumbrance. It is further understood and agreed by and between the parties hereto that if any payment, or taxes or insurance herein provided is not paid when due, according to the terms of this agreement, the said Julia Mae Speight shall and may have the right to re-enter and take possession of said property without suit or process, and remove all persons therefrom. The parties hereto do further agree that any and all sums which at such times shall have been paid by and under this agreement, shall be retained by the said Julia Mae Speight as rents for the use and occupancy of said premises, and shall not be liable to refund it, or a part thereof, and thenceforth be relieved from any and all obligation by reason of this agreement.

In witness thereof the parties hereto do bind themselves, their heirs, executors, administrators and assigns, and do in duplicate set their hands and seals the day and year first above written.

## Witnesses:

Olin G. Isom, Matthew Heldmann, (Witnesses as to Julia  
(Mae Speights.)

D.W. Moore, J.D. Smith, (witnesses as to Earnest Walker-)

Julia Mae Speights, (Seal)

W.L. Speights, (Seal)

Earnest E. Walker, (Seal)

(over)