

State of South Carolina,

County of Greenville.

Article of agreement made and entered into at Greenville, S.C. this 30 day of - - - - - , 1911, between, W.S. Agnew, S.W. Agnew, Leila M. Dillard and M.L. Agnew, and J.W. Gray, Master ~~as guardian~~ for Walter Sinclare and Ralph Sinclare, under the order of the Court directing the said guardian J.W. Gray, Master to make this agreement for them and parties of the first part, and W.B. Iler, party of the second part, witnesseth:-

That the parties of the first part lease unto the party of the second part, with privilege to the party of the second part to purchase, all that certain lot or parcel of land situate, and being in South Carolina in Greenville County in the City of Greenville on the West side of John Street, having thereon a dwelling house, having the following metes and bounds:- beginning at a stake on John Street, corner of Drawdy lot and running thence  $\$$ .  $39\frac{1}{2}$  W. 176 feet to Jameson lot; thence S.  $50\frac{1}{2}$  E.  $96\frac{2}{3}$  feet to corner ~~xxxxxxx~~ lot owned by the parties of the first part; thence N.  $37\frac{1}{2}$  E. 176 feet to ~~the~~ an iron pin on John Street; thence N.  $53\frac{1}{2}$  W.  $96\frac{2}{3}$  feet to the beginning corner on John Street, fronting on John Street  $96\frac{2}{3}$  feet. and being a part of the lot conveyed to Martha E. Agnew by James Sanders, see deed book P.P. page 57 in the R.M.C. office for said Greenville County.

That the agreed purchase price for said lot is the sum of Thirty five hundred dollars, and the sum of three hundred dollars part payment is hereby acknowledged, leaving the balance due thereon thirty two hundred dollars, to be paid by the party of the second part with interest thereon from ~~date~~ April 5th, 1911 of this contract at eight per cent. per annum, payable annually. That the party of the second part is to pay the taxes, the insurance premiums, and to keep the buildings on said premises in good repair, the building on said lot to be insured in a satisfactory company in the name of the parties of the ~~xxxxxxx~~ first part, if the party of the second part shall fail to insure then the parties of the first part may do so and charge and collect such insurance premium against the party of the second part and the interest thereon at eight per cent. per annum, payable annually. That the party of the second part is to be put into possession of the said premises, and said party of the second part in addition to paying the taxes, and insurance premiums and keeping the buildings in repair, is to pay on the principal and interest each month the sum of twenty five dollars per month, on the last day of each month, until he shall have paid one third of the total purchase price and the interest to that date, then upon the party of the second part executing unto the parties of the first part his note and mortgage payable within not more than two years from date drawn, with interest from date at eight per cent per annum, payable annually until paid, providing that if collected by suit or by an attorney for ten per cent. on the amount as attorney's fees for such collection costs, and shall secure said note by his mortgage on said premises, then the parties of the first part shall make unto the party of the second part a good and sufficient deed in fee simple to said lot of land and buildings thereon, free from all liens and incumbrances. Provided that if the said party of the second part shall be in arrears in his monthly payments for a period of ninety days, or shall fail to pay the taxes and insurance premiums, then in that event, he shall forfeit his right to possession of said premises and his right to a deed under this agreement and all sums taken and received, including the monthly payments and the sum of three hundred dollars shall be construed as rent for said premises, and time is of the essence of this agreement.

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