

STATE OF SOUTH CAROLINA, }

County of Greenville }

This agreement made and entered into by and between H.W. Hunt

party of the first part, and Sam Jones, Colored, party of the second part.

WITNESSETH:

That for and in consideration of the sums paid and to be paid, as is hereinafter stated, the party of the first part does hereby bargain and sell unto the party of the second part, and will convey to him, as is hereinafter stated, all that certain lot or tract of land situated in the

Nicheltown, near the corporate limits of the City of Greenville, and being on the main road in Nicheltown having seventy five feet frontage on the road, and having one four room house on place, now occupied by Sam Jones, said lot beginning at corner Mary Brown's line and extending 75 feet S. along said road. Six hundred dollars, Dollars.

1. The purchase price is Six hundred dollars, Dollars.

2. That said purchase price will be paid twenty

Dollars cash, and \$580.00

equal monthly installments installments beginning on the 8th day of Apr.

1914 and on the 8th day of each succeeding month in each and every consecutive month thereafter, will pay the sum of five Dollars.

until the above purchase price is paid in full.

3. That the party of the second part agrees to make payment as above provided, and does furthermore agree as part of the terms of the bargain and sale, to pay all taxes of whatsoever kind that may be assessed against said property, beginning with the taxes for the year 1914, and will keep the houses and buildings on said property insured at his expense in a sum not less than \$200.00 Dollars, in the name of both parties hereto, and will assign said policies to the party of the first part.

4. It is further agreed by and between the parties hereto that if the party of the second part fails to make any of the payments above provided for and stipulated, within thirty days from the date the same may be due, then the party of the first part shall have the option to declare this contract from that time hence as ended, and of no force and effect, and that the party of the second part will account to the party of the first part for rent for the use and occupation of said premises at the rate of Dollars per month, and if any monies under this contract have been paid to the party of the first part, said party of the first part shall be required to refund only such portions thereof as exceed the amount computed at the above rate per month for the time elapsing since the time of the execution of this contract.

5. It is further agreed that if the party of the first part exercises the option to declare this contract at an end, as above provided, that the party of the second part shall surrender possession of the premises above described, and the party of the first part may re-enter and take possession and remove all persons therefrom.

6. That upon the payment by the party of the second part to the party of the first part of all the sums at the times provided for, and of all taxes and insurance, as above provided for, and this contract shall at the time of the conclusion of such payment be still of force, then the party of the first part will execute and deliver, or have so done, a deed to the party of the second part, and thereby convey to him, free from all encumbrance, the premises above described

7. That the party of the second part shall have the right to anticipate any or all payments as herein provided.

8. That time is the essence of this contract.

IN WITNESS WHEREOF, the parties hereto do in duplicate set their hands and seals the day and year first above written, binding themselves, their heirs and assigns, firmly by these presents.

Witness:

W. Carroll McDaniel, Fred P. Abercrombie.

H.W. Hunt, Sam X Jones, Party of the First Part. Party of the Second Part.

Signed, sealed and delivered in the presence of:

STATE OF SOUTH CAROLINA, }

County of Greenville }

Personally comes before me W. Carroll McDaniel

says that he saw the foregoing H.W. Hunt

Sam Jones

sign, seal and as their act and deed deliver the foregoing Contract, and that he with

Fred P. Abercrombie

witnessed the same.

Sworn to and subscribed before me

this 14th day of Nov. 1914.

T. F. Hunt Notary Public, S. C.

W. Carroll McDaniel

Recorded for November 14th 1914.