

State of South Carolina, }
County of Greenville

KNOWN ALL MEN BY THESE PRESENTS: J. W. E. Mason,

..... have agreed to sell to Reese V. Pettus

..... a certain lot or tract of land in the County of Greenville, State of South Carolina, in the city of Greenville, on the south side of West Washington Street, described as follows: Beginning at an iron pin at the southwest corner of Washington and Hudson Streets and running thence with said Hudson Street S. 27 1/2 W. 150 feet to an iron pin on a 20-foot alley; thence with said alley S. 57 1/2 E 50 feet to an iron pin corner of May H. Goddard's lot; thence with line of May H. Goddard's lot N. 27 1/2 E. 150 feet to an iron pin on Washington Street; thence with Washington Street in a northwesterly direction 50 feet to the beginning corner, together with all rights I may have in said 20-foot alley; being the same lot conveyed to me by F. W. S. Deane and G. H. Klean June 14th, 1910, deed recorded in T. M. S. office in Book 10, page 328.

It is understood and agreed, that I am to retain possession until May 1st, 1915, at a rental of thirty five dollars per month

and execute and deliver a good and sufficient warranty deed therefor on condition that shall

pay the sum of Seven thousand Dollars in the following manner

One thousand dollars in cash this day, two thousand dollars on May 1st, 1915, at which time I agree to deliver the said deed and accept from the said Reese V. Pettus her note for four thousand dollars, payable in four annual installments of one thousand dollars each, to be secured by a first mortgage of the above described lot,

until the full purchase price is paid, with interest on same from date at seven per cent. per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney,

or through legal proceedings of any kind, then in addition the sum of ten per cent of the whole amount due dollars for attorney's fees, as is shown by her note of even date herewith. The purchaser agrees to pay all taxes, assessments and insurance premiums, while this contract is in force. beginning Jan. 1st, 1915. I agree to pay all assessments for paving already done

It is agreed that time is of the essence of this contract, and if the said payments are not made when due shall be discharged in law and equity from all liability to make said deed, and may treat said Reese V. Pettus

as tenant holding over after the termination, or contrary to the terms of her lease, and shall be entitled to claim and recover,

or retain if already paid the sum of five hundred dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, have hereunto set my hand and seal this 14th day of July A. D., 1914.

IN THE PRESENCE OF
Wilson Glaser (SEAL)
J. L. Martin (SEAL)
..... (SEAL)
..... (SEAL)

STATE OF SOUTH CAROLINA.
Greenville County.
Personally appeared J. L. Martin who says on oath that he saw W. E. Mason sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Wilson Glaser witnessed the same.

Sworn to before me this 14th day of July, A. D., 1914.
G. Frank Eyles (SEAL) J. L. Martin
Notary Public S. C.