

State of South Carolina, }
County of Greenville

KNOWN ALL MEN BY THESE PRESENTS: That, I, J.E. Serrine..... have agreed to sell to

Annie L. Banks a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville, in Ward Two, beginning at an iron pin on south side of East Stone Avenue 110 feet east of Rowley Street, and running thence with said Stone Avenue S. 72-09 E. 51 1/2 feet to an iron pin; thence S 20 E. 175 feet to an iron pin; thence along line parallel with Stone Avenue N. 72-09 W. 51 1/2 feet to an iron pin; thence N. 20 E. 175 feet to beginning corner as shown by plat made by Will D. Neves, July 2nd, 1915, being the same conveyed to me by J.W. Groce, August 28th, 1915, deed recorded in Book G, page 108.

For value received I, hereby assign, transfer and set over to Mrs. Daisy Todd Wilson all my right, title and interest in the within contract for title and direct J.E. Serrine to make title to her upon compliance with the terms thereof.

Witness my hand and seal this 11th day of September 1917.

In presence of
Elizabeth Lloyd- Geo.M. Owens. Annie L. Banks (Seal)
I accept the above assignment and agree to carry out the terms of the within contract.
In Presence of: Daisy Todd Wilson (Seal)
Elizabeth Lloyd - Geo. M. Owens. Recorded Sept. 11th, 1917.

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

pay the sum of Three Thousand no/100 Dollars in the following manner in installments of \$50 per month for the first three months beginning March 15, 1916, \$25 per month for the succeeding six months thereafter; and then \$50 per month for each succeeding month until the whole debt is paid; each installment due on the 15th day of each calendar month, at which time calculation shall be made of interest then due, leave is given to anticipate any or all payments.

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, monthly

or through legal proceedings of any kind, then in addition the sum of ten per cent. 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. All insurance premiums on the house which she agrees to keep insured.

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

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, I have hereunto set my hand and seal this 26th day of February A. D., 1916

IN THE PRESENCE OF

E.S. Cooper J.E. Serrine (SEAL)
Frances K. Adams (SEAL)
..... (SEAL)
..... (SEAL)

STATE OF SOUTH CAROLINA.
Greenville County.

Personally appeared E.S. Cooper who says on oath that he saw the within named J.E. Serrine sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Frances K. Adams witnessed the same.

Sworn to before me this 28th day of February A. D., 1916

S. R. Riley, Notary Public S. C. E.S. Cooper

Recorded for March 7, 1916

