

State of South Carolina, }
County of Greenville

KNOWN ALL MEN BY THESE PRESENTS: I, Mrs. Q. V. Farrell

J. T. Burgard

have agreed to sell to

a certain lot or tract

of land in the County of Greenville, State of South Carolina, in Gantt Township, containing fifty-nine and two-thirds acres, more or less, and being the same land conveyed to me on March 6th, 1916 by J. J. McSwain, and known as tract number four of a sub-division of the John F. Kern estate, and is situated on both sides of the Grove Road and adjoins lands of J. J. McSwain, John T. Granger and J. D. Rutledge

*This contract cancelled
and satisfied the same
paid to J. T. Burgard
J. T. Burgard*

and execute and deliver a good and sufficient warranty deed therefor on condition that J. T. Burgard shall

*Attest
James B. Bates*

pay the sum of Forty-Five Hundred & NO/100 Dollars in the following manner
On or before March 1st, 1921.

until the full purchase price is paid, with interest on same from date at four per cent. per annum until paid, to be computed and paid quarterly 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 Fifty & NO/100

dollars for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes, assessments and insurance premiums, while this contract is in force.

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

as tenant holding over after the termination, or contrary to the terms of lease, and shall be entitled to claim and recover, or retain if already paid the sum of One Hundred Eighty & NO/100 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 6th day of March A. D., 1916.

IN THE PRESENCE OF

J. B. Burgard

J. W. Farrell, Agt.

H. M. Burgard

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA.
Greenville County.

Personally appeared J. B. Burgard who says on oath that he saw J. W. Farrell, as agent for Mrs. Q. V. Farrell, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with H. M. Burgard witnessed the same.

Subscribed to before me this 17th day of March A. D., 1916.
H. M. Burgard Notary Public S. C. J. B. Burgard

