

State of South Carolina,
County of Greenville.

Know all men by these presents, that I, J. C. Sims, have agreed to sell to Echols Arthur Dunbar a certain lot or tract of land in the County of Greenville, State of South Carolina, near the corporate limits of the City of Greenville, on the Paris Mountain Road, containing 7,880 sq. ft. more or less; Beginning at an iron pin on said road, thence S. 44 N. 133 feet to an iron pin; thence S. 18 1/2 E. 60 ft. to iron pin; thence N. 44 E. 133 ft. to iron pin on Paris Mt. Road; thence along said road N. 18 1/2 W. 60 ft. to beginning corner, being the same conveyed to me by B. J. Jackson by deed dated March 16th, 1910, and recorded in Book 8, page 117.

Deed to be made October 27th, and mortgage given by purchaser for unpaid portion of purchase price) and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall pay the sum of fourteen hundred dollars in the following manner: \$350 cash, the receipt whereof is hereby acknowledged, and the balance is follows: \$50 December 1, 1920, and \$150 per year thereafter due and payable on the 1st day of December in each year, until the full purchase price is paid, with interest on same from date at Eight per cent. per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at the 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 whole amount due for attorney's fees, as is shown by his note of even date herewith.

The purchaser agrees to pay all taxes while this contract is in force, to keep the buildings on said land insured from loss or damage by fire for not less than eight hundred dollars, loss under the policy or policies of insurance to be payable to seller and purchaser as their interests may appear, and to pay all premiums for such insurance.

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

Echols Arthur Dunbar as tenant, holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid in the sum of One hundred fifty 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 7th day of September A.D. 1920.

In the presence of: J. C. Sims (seal)
Anna M. Beatty
Mary Wiltburn

State of South Carolina,
Greenville County.

Personally appeared Mary Wiltburn who says on oath that she saw J. C. Sims sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Anna M. Beatty witnessed the same.

Mary Wiltburn.

Sworn to before me this 7th day of September A.D. 1920.

Dakyns B. Stover (seal)

Notary Public, S.C.

Recorded September 22nd 1920.