

State of South Carolina
County of Greenville

I know all men by these presents, that we J. D. Neal and W. M. Pack have agreed to sell to S. J. Bailey a certain lot or tract of land in the County of Greenville, State of South Carolina in Ward six of the City of Greenville, on the south side of Lucile Avenue, as lot no. 7 on Plat of Chapin Spring Land Company, recorded in R. M. C. Office for Greenville County in Book 6, page 4 and having the following notes and bounds according to said Plat: Beginning at stake on South side Lucile Avenue, corner lot no. 6, and running thence N. 88 E. 50 feet to corner lot no. 8; thence with line of lot no. 8 S. 2 E. 125 feet to a 10-foot alley; thence with said alley S. 88 W. 50 feet to corner of lot no. 6; and thence with line of lot no. 6 N. 2 W. 125 feet to the beginning corner, being the same conveyed to us by Chapin Springs Land Company, by deed dated July, --- 1921.

and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall pay the sum of Forty-seven Hundred Fifty no. 100 Dollars in the following manner: One hundred dollars cash, receipt whereof is hereby acknowledged, and the balance in installments of twenty-five dollars per month due and payable on the 30th day of each calendar month after date with privilege of anticipating any and all payments, 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 quarterly, 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 twenty-five hundred dollars, loss under the policy or policies of insurance to be payable to seller and purchaser as their interest 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

Contract
this
in Full

purchaser shall be discharged in law and equity from all liability to make said deed, and may treat said S. J. Bailey 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 Six Hundred Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In Witness whereof we have hereunto set our hands and seals this 30th day of July A. D. 1921.
In Presence of:
Chas. E. Robinson
J. S. Taylor
J. D. Neal (Seal)
W. M. Pack (Seal)

State of South Carolina }
Greenville County }
Personally appeared J. S. Taylor who says on oath that he saw J. D. Neal and W. M. Pack, sign seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that he with Chas. E. Robinson witnessed the same.

Sworn to before me this 30th day of July A. D. 1921
Chas. E. Robinson (Seal)
Notary Public, S. C.
J. S. Taylor.

Recorded August 11th 1921.