

State of South Carolina,  
County of Greenville.

This Contract, made and entered into by and between Mrs. J.E. Dunham (formerly Sarah M. Skelton) hereinafter referred to as the Seller and W.M. Hayes, hereinafter referred to as the Purchaser

Witnesseth: That in and for the consideration hereinafter expressed the Seller covenants and agrees to sell unto the Purchaser a certain lot of land situate within the City of Greenville, Greenville County, S.C., on Hamilton Avenue, designated as lot No. 16, according to a plat recorded in R.M.C. Office in Plat Book "C", page 223, and being the same lot conveyed to the Seller by Julia G. Williams.

That in consideration for the premises hereinabove described which the Seller agrees to convey to the Purchaser, the Purchaser herein covenants and agrees to pay therefor the sum of Five Thousand Seven hundred and fifty (\$5,750.) Dollars, \$250.00 of which is to be paid in cash, the receipt whereof is hereby acknowledged, and the remaining \$5,500.00 is to be paid as follows: \$1,350.00 per year, to include principal and interest, to be paid as follows: \$50.00 on February 1, and on the first of each and every consecutive months thereafter, and the additional payment of \$250.00 on April 1, October 1, and January 1, of each and every consecutive year, until the whole amount is paid in full. The payments as above stipulated shall be made as above stated until the entire sum of \$5,500.00, and interest on unpaid portion of said principal, at the rate of eight (8%) per cent. per annum, shall have been paid.

But, however, it is further stipulated and agreed that the Purchaser shall have the right of anticipating the payment of any part or all of said amount at any time. Upon the payment of the said sum of \$5,500.00, and interest as above stated, the Seller shall execute and deliver to the Purchaser a good and sufficient Warranty title to said lot, free of all encumbrances.

The rents and profits accruing from said premises after January 1, 1923, shall enure to the benefit of and go to the purchaser.

Said Purchaser to have possession of said premises on or before February 14, 1923.

It is further understood and agreed that the payments hereinabove stipulated shall be made to Goldsmith & Whitmire, who shall apply the same to the payment of present incumbrances on said premises.

Said incumbrances being two mortgages held by the American Building & Loan Association and J.B.-Razor, respectively, and when the incumbrances shall have been paid, all further payments shall go to the Seller.

It is further stipulated and agreed that in the event the Purchaser herein shall fail to make the payments as above stipulated, the Seller shall have the option to declare the whole amount due and of regarding any payments already made by the purchaser as rent for said premises, and this Bond for Title shall immediately become null and void and the Seller herein shall be entitled to the possession of said premises.

In witness whereof, we have hereunto set our hands and seals, in duplicate, this the 3rd, day of January 1923.

In the presence of:  
Thos. T. Goldsmith,  
Jas. M. Whitmire.

Mrs. J.E. Dunham,  
W.M. Hayes.

State of South Carolina,  
County of Greenville.

Personally appeared before me Jas. M. Whitmire and made oath that he saw the within named Mrs. J.E. Dunham and W.M. Hayes sign, seal and as their act and deed deliver the within written instrument, and that he with Thos. T. Goldsmith witnessed the execution thereof.

Sworn to before me this the 4,  
day of January, 1923.  
Thos. T. Goldsmith (Seal)  
Notary Public for South Carolina.

Jas. M. Whitmire

Recorded January 4th, 1923.

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