

State of South Carolina,
County of Greenville.

This Agreement made and entered into on this the 16th, day of June 1924 by and between Home Builders Company, a corporation of South Carolina with its principal place of business at Greenville, S.C., hereinafter designated as Principal, and Traxler-McManus Company, a corporation of South Carolina, with its principal place of business at Greenville, S.C., hereinafter designated as Agent, Witnesseth:-

The Principal for and in consideration of the matters hereinafter set out and covenanted to be performed and done by Agent, hereby gives to Agent the sole and exclusive right for one year from date hereof and no longer to sell all lots in the sub-division of Principal's property, known as Glenn Grove Park in Greenville County said lots to net Principal the prices listed on the sheet hereto attached, which is expressly made a part of this agreement, as fully as though it were set out herein; all sales to be upon the following terms, to-wit:

The purchaser upon delivery of the deed is to pay 20% of the list sale price in cash and at the same time to execute and deliver to principal a note for the balance of the sale price, which note shall contain the following terms: 10% of the sale price to be paid six months after date of the note and 10% of the sale price to be paid on the first day of each sixth month thereafter until the entire sale price is paid in full, all payments to be made at The Norwood National Bank of Greenville, S.C., and the note is to provide for interest at the rate of eight per cent per annum to be paid semi-annually, all interest not paid when due to bear interest at the same rate as the principal sum until paid in full and is to provide that upon default in any portion of principal or interest the entire amount to become immediately due and payable and is to provide for an attorney's fee of ten per cent in case the note is placed in the hands of an attorney or is collected by suit or through court or otherwise by an attorney; and the purchaser in order to secure the payment of this note shall immediately and simultaneously with the delivery of the deed, execute and deliver to the Principal a purchase money mortgage over the lot bought by him, containing full provisions to enforce the payment of the note and to provide for the appointment of a receiver in the event there is any default in principal or interest. The Principal agrees to pay to the Agent a commission of ten per cent of the sale price of each lot, which commission is to be paid as follows: The Agent is to collect the initial payment of 20% of the sale price and to deduct therefrom five per cent of the sale price and to immediately deposit the remaining 15% of the sale price in The Norwood National Bank of Greenville, S.C., And the Principal agrees to immediately upon the payment of the first installment of the purchase price provided for in the note and mortgage to pay to Agent 5% of the purchase price, making a total of 10% of the purchase price as commissions.

The Agent covenants and agrees with Principal at its expense to advertise for sale the property and to make every possible effort to speedily dispose of said property and that it will furnish to the Principal an itemized and certified monthly statement of all sales, contracts, cash received, commissions received, etc., in regard to the property.

The Principal agrees that in the event any purchaser will pay cash in full at the time of the delivery of the deed, that Agent may sell to such purchaser any lot for 95% of the listed sale price.

(Over)