

State of South Carolina,  
County of Greenville.

This Contract made and entered into by and between  
L. P. Simmons, hereinafter referred to as the Seller, and  
J. W. Aycock, hereinafter referred to as the Purchaser, witnesseth  
That in and for the consideration hereinafter expressed,  
the seller does hereby bargain, covenant and agree to  
sell and convey unto the purchaser all that certain piece,  
parcel or lot of land situate in the County and State  
aforesaid, in the City of Greenville, S. C., designated as  
No. 305 Pinkney Street according to the City enumeration,  
having a frontage on Pinkney Street of fifty-five and  
one-half (55½) feet with a depth of two hundred  
twelve (212) feet upon which there is situate a five  
room house.

In consideration for the premises which the sel-  
ler agrees to convey to the purchaser the purchaser  
herein bargains, covenants and agrees to pay to the  
seller therefor the sum of Three Thousand (\$3000.00)  
Dollars, payable as follows: Fifty Dollars (\$50.00) on  
the first day of May, 1925, and Fifty Dollars  
(\$50.00) on the first day of each and every con-  
secutive month thereafter until the sum of Three  
Thousand Dollars shall have been paid in full, with  
interest thereon at the rate of eight per cent. Said  
interest to be computed and paid annually  
and at the end of each year, after deducting  
interest at the rate of eight per cent, the balance  
is to be applied to the principal.

It is understood and agreed, however, that the  
seller at his discretion, after all interest has  
been paid and the principal is reduced to  
Two Thousand (\$2000.00) Dollars, may execute and  
deliver to the purchaser a general warranty,  
fee simple deed to said lot of land and accept  
from the purchaser a first mortgage covering  
said lot in the sum of Two Thousand Dollars (\$2000.00)  
which shall likewise bear interest at the rate  
of eight per cent, said mortgage to be payable  
on the same terms and conditions as here in be-  
fore set forth.

It is understood and agreed that the purchaser  
herein shall carry fire insurance, payable in  
case of loss to the seller, on the house situate  
upon said lot during the continuance of this  
Contract, and shall pay for same as well as  
all taxes, City, State and County. It is also  
understood and agreed that the purchaser  
"Over."