

State of South Carolina
County of Greenville

Know all men by these presents: That J. B. Martin and Emma Holden, of the County and State aforesaid all that certain tract of land in the said County and State, in Austin Township, adjoining lands of now or lately belonging to A. G. Mc Kinney, Jack Mc Kinney, Ed. Lyfink, and others, containing 21.95 acres, more or less and being the same tract of land conveyed to me, the said J. B. Martin, by Corrie Cox, by deed dated 23 day of July, 1928, recorded in Office of R. M. C. for said County in Book 127, Page 166, and execute and deliver a good and sufficient Warranty deed therefor, on condition that the said Holdens shall pay the sum of Twelve Hundred Fifty (\$1250.00) Dollars, with interest at eight per cent. and ten per cent attorneys fees, as follows: \$200.00 cash, receipt whereof is hereby acknowledged, and \$200.00 per year and all interest, on Nov. 1, 1929, November 1, 1930, November 1, 1931, November 1, 1932, and \$250.00 and interest on November 1, 1933, with the privilege of Anticipating payments, the whole to become due and payable upon default for more than sixty days of any payment, at the option of the said J. B. Martin; interest at eight per cent per annum, as aforesaid, until paid in full and if unpaid to bear interest 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 for Attorneys fees, as is shown by their note given date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is the essence of the contract, and if the said payments are not made when due the said J. B. Martin shall be discharged in law and equity from all liability, to make said deed, and may treat the said Holdens as tenants holding over, after termination, or contrary to the terms of their lease, and shall be entitled to claim and recover, or retain if already paid, the sum

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of Two 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 10th day of May, A.D. 1929

In the presence of:
J. W. Childers
B. F. Martin
J. B. Martin (S)
J. B. Holden (S)
Mrs Emma Holden (S)

State of South Carolina
County of Greenville

Personally appeared before me J. W. Childers, who says on oath that the said J. B. Martin and Emma Holden, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with B. F. Martin witnessed the execution of same

Sworn to before me this
10th day of May, A.D. 1929
H. C. Williams (S)
notary public for S.C. J. W. Childers

Recorded May 10th 1929 at 11:38 a.m.

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