

State of South Carolina  
County of Greenville

Whereas, J. D. Thompson, hereinafter called the Purchaser, and The Carolina Loan and Trust Company, hereinafter called the Seller, have entered into an agreement, as follows:

That the Purchaser has given his note for Sixteen Hundred (\$1600.00) Dollars payable \$75.00 January 1, 1932, and \$20. February 1, 1932, and thereafter \$20.00 to be paid on the first day of each succeeding month during 1932; \$25.00 January 1, 1933, and continuing thereafter to pay \$25.00 on the first day of each succeeding month until said debt is paid in full with interest as set forth in said note, unto the Seller, dated August 20, 1931, and the Seller has agreed to sell and convey unto the Purchaser the land and premises herein after described and make good title thereto to the Purchaser, and the Purchaser shall pay said note in full, together with all taxes and to pay the insurance premiums as to keep the property on said premises insured against fire and theft, and upon the full fulfillment of all the conditions, including payment of said note, according to its terms, the Seller shall convey said premises as aforesaid. It is agreed however, by the said parties that time is of the essence of this contract, and that all sums paid monthly by the Purchaser shall be taken and construed as rent for said premises of the purchaser shall become in arrears in the event of the sum mentioned in said note, in which event the Seller may surrender the said note unto the Purchaser or may mail notice of the surrender of the same to the last known address of the Purchaser and this contract of sale shall thereupon be immediately cancelled, and all sums theretofore received by the Seller shall be taken and construed as rent and the Seller shall have the right to treat the Purchaser as a tenant holding over after his lease is forfeited for the nonpayment of rent, and may re-enter said premises peaceably and take possession thereof, and if the Purchaser shall fail to give possession, shall have the right to evict the Purchaser as a tenant holding over after forfeiture of his lease.

If the Purchaser shall have paid all taxes and insurance premiums and the obligation down to not exceeding Eight Hundred (\$800.00) Dollars, the Seller will thereupon convey said land and premises and take as security for the balance owing a mortgage on said premises.

It is agreed that the house on said premises shall be kept insured for Five Hundred (\$500.00) Dollars.

The Purchaser has agreed to pay Seventeen Hundred (\$1700.00) Dollars and has paid One Hundred (\$100.00) Dollars in cash, and the said Purchaser has given his note for Sixteen Hundred (\$1600.00) Dollars unto the Seller, dated August 20, 1931, payable in monthly installments according to the terms of the said note as hereinabove stated, with interest from January 1, 1932 on which date the first payment is to be made, until paid in full (One Hundred Dollars cash having been paid at the signing and delivering of this contract).

Possession of the premises is to be given to the Purchaser in January, 1932, or as soon as the present tenant vacates said premises.

Following is a description of the land herein conveyed.

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