

State of South Carolina,
County of Greenville

Agreement in duplicate between W. L. Starnes, party of the first part, and J. P. Wood, party of the second part, witnesses, that the said W. L. Starnes binds himself, administrators and executors to convey to the said J. P. Wood, his administrators and executors, by good fee simple deed and free of all encumbrances of whatsoever kind, one half interest in and to all that certain lot of land, with the buildings thereon, situate in the County and State aforesaid, in the Town of Travelers Rest, Bates Township, which said lot is described as follows, upon party of the second part complying with the terms and conditions of this contract:

All that lot of land situate in the State and County aforesaid, in the Town of Travelers Rest, Bates Township, being lot #5 as per plat of survey made by L. V. Odell, Surveyor, in December 1921, for W. D. Britton, said plat being recorded in Vol. "L", Page Book, at page 29, the said lot fronting 40 feet on the Greenville-Hendersonville Highway and running back to the Greenville and Northern Railroad right-of-way, and being one of the same lot conveyed to George W. Johnson, L. M. McCall and R. D. Benson, by E. Sumner, Master, see R. M. G. office for said county, deed book 128, at page 49, also all that other certain lot of land in the Town of Travelers Rest, Bates Township, in the County and State aforesaid, adjoining the above prescribed lot, fronting on the Greenville-Hendersonville Highway 20 feet and running back to the Greenville and Northern Railroad right-of-way, and being a part of lot #6 as per plat of survey made by L. V. Odell, Surveyor, see plat book "L", at page 29, and being referred to in deed book 128, at page 416. And being the same lots of land conveyed to W. L. Starnes by George W. Johnson and R. D. Benson on May 29th, 1921, see deed book 161, at page 45.

2. The party of the second part agrees to pay to the party of the first part the sum of \$1500.00 for the purchase price, for a one-half interest in the property above described at the time and in the manner following: \$1500.00 cash (the receipt of which is hereby acknowledged) and the further sum of \$1888.50 on the first day of December 1932, said balance of the purchase price is not to draw any interest. In the event that the party of the first part is forced to collect said balance or any portion thereof through an attorney or through court, the party of the second part agrees to pay a ten per cent attorney's fee for such handling or collection. And the party of the second part agrees to faithfully make the payment aforesaid at the proper time (time being of the essence of this contract) and in case party of the second part fails to make said payment at maturity, then his rights under this contract shall cease and determine, and the party of the first part shall have the right to deem the payment or payments made to the party of the first part as rental and as liquidated damages. Provided, that in case of severe illness of the party of the second part, the party of the first part shall indulge party of the second part for a period of three months.

3. Upon payment of \$3388.50 at the time and in the manner aforesaid, party of the first part agrees and contracts to convey by good fee simple deed, free of all encumbrances of whatsoever kind, to the party of the second part one-half interest in and to the premises above described.

4. This contract is binding upon both the party of the first part and the party of the second part, their heirs and assigns, administrators and executors, and upon the performance of the conditions herein shall remain in full force and effect; otherwise to be null and void and