

State of South Carolina,
County of Greenville.

Contract.

This contract made and entered into this the 27th day of October, 1933 between Mattie E. Jenkinson hereinafter known as Seller and Emma V. Hill hereinafter known as Purchaser.

WITNESSETH:

That in consideration of the terms, conditions and the money paid and to be paid as hereinafter stated, the Seller does hereby agree to sell and by general warranty deed convey unto the Purchaser for the price and under the conditions hereinafter set forth the following described property, to-wit:---

All that piece, parcel or lot of land situate in the County of Greenville, in the State of South Carolina and located on the North side of Ware Street in Ward 5 of the City of Greenville and being a part of Lot #25 on the Plat of the homestead lands of T. E. Ware, deceased, and having the following metes and bounds to-wit:

Beginning at corner of lot heretofore conveyed to J. L. Redden and running thence with his line in an Easterly direction 100 feet to corner; thence in a Northerly direction and in a line parallel with Ware Street 51.90 feet to corner; thence in a Westerly direction 100 feet to Ware Street; thence with Ware Street in a Southerly direction 51.90 feet to the beginning, being the same conveyed to J. T. Jenkinson by deed recorded in Deed Book 27, page 133, R. M. C. Office for Greenville County and being one of the parcels of property conveyed to Seller by Charles M. Jenkinson, et al by deed dated November 17th, 1932, and recorded in the R. M. C. Office for Greenville County in Volume 168, at page 100.

The said Purchaser agrees to pay the sum of \$1200 for the property payable as follows: \$100 cash herewith receipt of which is hereby acknowledged and the further sum of \$15.00 per month payable monthly commencing on December 1st, 1933, and \$15.00 on the first of each and every month thereafter until one-half of the purchase price has been paid together with 7% interest payable semi-annually. When one-half of purchase price has been paid, Seller agrees to execute and deliver to Purchaser a good and sufficient general warranty deed and Purchaser agrees to execute a note for the then balance, said note to be secured by a first mortgage securing the balance of the purchase money and payable at the rate of \$15.00 per month together with interest at the rate of 7% payable semi-annually. Purchaser is to have the privilege to anticipate any or all payments falling due under this contract or the payments on the note and mortgage herein above mentioned before the dates of maturity. It is further understood and agreed that Seller is to pay all tax for the year 1933 also any paving assessments that may have been levied against the property herein above described. The Purchaser is to keep all tax paid when due after the year 1933 and further agrees to keep the house upon this property insured in a sum of not less than \$500 for the benefit of the Purchaser and the Seller as their interest may appear.

It is further agreed that if the Purchaser shall make default in the payment of any of the said monthly installments of the purchase price then this contract may at the option of the Seller become void and that the Seller shall be released therefrom and all payments which shall have been made hereunder shall be retained by the Seller as rental for the property or liquidated damages and that the Seller may re-enter, may sell and convey the said property to any other person free from claim of the Purchaser.

To the terms and conditions of this contract Seller and Purchaser do hereby bind themselves, their heirs, administrators and assigns this the day and year first above written:

Seller is to pay all paving assessment, whether due or yet to become due, and upon her failing to do so, this amount may be deducted from the purchase price, and credited on the note and mortgage.

Witnesses: B. F. Martin,
W. A. Chandler.

Mattie E. Jenkinson (L. S.)
Seller

Emma V. Hill, (L. S.)
Purchaser.

State of South Carolina,
County of Greenville,

Personally appeared before me B. F. Martin and made oath that he saw the within named Mattie E. Jenkinson sign, seal and as her act and deed deliver the within written contract, and that he with W. A. Chandler witnessed the execution thereof.

Sworn to before me this 3rd day of
November A. D. 1933.

B. F. Martin,

Mary Berry L. S.
Notary Public for S. C.

Recorded this the 3rd day of November, 1933. at 10:30 A. M.