

State of South Carolina,
County of Greenville.

Ola B. Gilreath, Leola B. Abercrombie, Frances
Gilreath, and Charles Gilreath to Katie Singleton-
Land Contract.

Land agreement, in duplicate, entered into this November 16, 1934, between Ola B. Gilreath, Leola G. Abercrombie, Frances Gilreath and Charles Gilreath of the first part, herein called Sellers, and Katie Singleton of the second part, herein called Buyer, is as follows:

(1) Sellers sells and Buyer purchases the land hereinbelow described upon the terms below set out, and by these terms do hereby bind themselves, their heirs, executors, and administrators and assigns:

(2) The land referred to is all that certain lot of land on the South side of David Street just beyond the city limits of the city of Greenville, being all that lot of land conveyed by Mountain City Land and Improvement Company to C. I. Gilreath by deed January 13, 1905 recorded in office of R. M. C. of this county in deed book NNN at page 509, Saving and excepting those four portions of said lot which have been re-conveyed by the said C. I. Gilreath, to-wit: (1) That part conveyed by said Gilreath to J. B. Beavers, fully described in the record thereof in said office in Deed Book 44, page 212, 43 1/3 feet by 180 feet, and (2) That part conveyed by said Gilreath to Pink Davis, 43 1/3 feet by 180 feet, fully described in record thereof in Deed Book 44, page 513; (3) that part conveyed by said Gilreath to J. W. Keenan in 1920, and fully described in record of deed, office aforesaid in book 63, page 258; and (4) that part conveyed by said Gilreath to Iola S. Gilreath in 1908, fully described in deed recorded in said office in Book 555 Page 166. (3) Terms of sale: Consideration, -Ten Hundred and forty five (\$1045.00) Dollars, payable; One Hundred (\$100.00) Dollars cash, upon payment of which amount the buyer is to be given possession; balance of the principal to draw interest at 7% (seven per cent) per annum payable semi-annually until fully paid; the Nine Hundred and Forty Five (\$945.00) Dollar balance to be payable Forty Five (\$45.00) Dollars six months after date, One Hundred (\$100.00) Dollars twelve months after date, and One Hundred (\$100.00) Dollars each twelve months thereafter until fully paid, interest on unpaid interest at the same rate as principal; if the interest shall not be paid when due, the entire amount of interest and principal shall become due and payable, at the option of the Seller, or their assigns; and if there shall be two defaults in payment of the annual One Hundred (\$100.00) Dollar payment on the principal, the whole amount of principal and interest shall become due, at the option of the Sellers or their assigns: (4) The taxes for 1934 shall be paid by the Sellers, but the subsequent taxes shall be paid by the buyer, upon failure to pay same the Buyer shall be considered in default as to the entire indebtedness; at the option of the Sellers, or their assigns. (5) Upon payment of all of the principal indebtedness hereon, except Five Hundred Dollars (\$500.00) together with all past due interest, the Sellers agree to make the Buyer a good, fee simple, warranty title, free of all encumbrances, upon the Buyer's execution of her note and mortgage for the remaining amount due in accordance with this contract, said note to be secured by first mortgage, which shall be a good first mortgage upon the premises, free of other liens. (6) The Buyer is to pay all insurance and covenants to keep the property insured in the sum of Nine Hundred (\$900.00) Dollars, upon failure to do so, the Buyer shall be in default and the Sellers or their assigns may pay said insurance and add the amount to the debt secured by this contract or any mortgage taken under the contract.

Witness our hands and seals this November 17, 1934.

Witnesses: B. F. Martin,
Ben Martin, Jr.

Ola B. Gilreath
Leola G. Abercrombie
Frances Gilreath
Charles E. Gilreath
Sellers.
Katie Singleton.
Buyer.

Personally come before me Ben Martin, Jr. who, being duly sworn, says that he saw the within named Ola B. Gilreath, Leola G. Abercrombie, Frances Gilreath, Charles Gilreath and Katie Singleton sign, seal and as their act and deed deliver the within Contract, and that he with B. F. Martin witnessed the execution thereof.

Sworn to and subscribed before me
this 17 day of November, 1934.

Ben Martin, Jr.

B. F. Martin,
Notary Public for S. C.