

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

South Carolina } Land Contract
Greenville County }

Mrs. Alice Waldrop to Newton Cartu.

This Memorandum of contract entered into this 19th day of February, 1935 between Mrs. Alice Waldrop, herein called seller, and Newton Cartu, herein called buyer; is as follows:

Seller agrees to sell and buyer agrees to buy the lot below described for the sum of \$500.00, payable cash \$15.00, the receipt of which is acknowledged, balance payable, with 7% interest thereon, annually, as follows: (1) All interest and \$100.00 on principal payable on December 1, 1935; (2) Thereafter, all the interest and \$100.00 on principal payable each December until paid in full.

The buyer is to put a small house and barn on same within 60 days, and failure to do so may be considered a default in this contract at the option of the seller;

Upon default in the payment due December 1, 1935; or the payment on the following December, buyer shall forfeit his right to deed and any payments made up to that time shall be applied to rental or liquidated damages; seller is to pay the 1934 taxes and buyer is to pay taxes for 1935 and thereafter.

When half of the principal and all the interest shall be paid, the buyer shall have the right to a good, fee simple, warranty deed, free of liens, upon buyer making to her good note and first mortgage on said lot for the balance due, with interest at 7% payments to be made as already stated, but until that time, the buyer to have no power to mortgage said property or to create any liens thereon.

The land described is as follows:

All that property lying in Greenville County, South Carolina, being a part of the lot conveyed to B. C. Waldrop by Bessie Edens in 1924, deed recorded in the Office of Public Conveyance, Greenville, County, S. C., in deed Book 93 at Page 281, and being lots #10 and #11 on the plat of B. C. Waldrop, by P. C. Dalton, Surveyor, Feb. 1924, with metes and bounds as follows: Beginning at an iron pin at the joint corner of lots #9 and #10 on Alice Avenue; S. 13-15 E. 100' to iron pin; thence N. 89-34 E. 135.1' to iron pin; thence N. 13-41 West 100' to iron pin; thence S. 89-39 20. 122.6' to the Beginning corner."

Buyer has the right to anticipate payments.

Witness our hands and seals in duplicate this, the 19th day of February, 1935.
(No title examination)

Witnesses

B. F. Martin, Jr.
B. F. Martin

Mrs. Alice Waldrop Seller
Newton Cartu, Buyer
mark

State of South Carolina } Probate
County of Greenville }

Personally comes before me Ben Martin, Jr., who being duly sworn, says that he saw the above named Mrs. Alice Waldrop and Newton Cartu, as buyer and seller, sign and as their act deliver the foregoing instrument, and that he with B. F. Martin, witnessed the execution thereof. Sworn to and subscribed

before me this 19th day

of February, 1935

B. F. Martin

Ben F. Martin, Jr.

Notary Public for S. C.

S. C. Stamps 30¢

Recorded April 1, 1935 at 4:05 P.M.