

State of South Carolina }
County of Greenville.

Memorandum of Agreement made at Greenville, S.C. this the 9th day of May, 1936, by and between Marsmen, Inc., hereinafter called the Seller, and B. C. Watkins, hereinafter called the Buyer, Witnesseth:

The Seller has sold to the Buyer and the Buyer has bought of the Seller all that certain piece, parcel or lot of land, being tract #5 of Section "D" or plat of property of Marsmen, Inc. made by W. D. McBrayer, December 16, 1935, and fronting 95.4 feet on National Highway #29, with a depth of 514 feet on the South side and 511.7 feet on the North side.

The price agreed upon to be paid by the Buyer and accepted by the Seller is Five Hundred (\$500.00) Dollars, payable as follows; Twelve (\$12.00) Dollars to bind the trade, receipt whereof is hereby acknowledged as paid by the Buyer to the Seller, Twelve (\$12.00) Dollars on or before the 10th of each and every month until one-third of the purchase price is paid. When \$166.67 has been paid, the Seller is to execute and deliver to the Buyer a warranty deed concerning good and marketable title in fee simple, free of encumbrance, except that the Buyer is to execute to the Seller his note to be secured by a first mortgage on said property in the sum of \$335.33, payable in two equal annual installments, or at the Buyer's option, payable \$12.00 per month, deferred payments to draw interest at six (6%) per cent semi-annually, but interest shall be paid in addition to the monthly payments as above provided. Taxes to be prorated as of date of this contract.

The right is given to the Buyer to anticipate the payments either wholly or in part at any time before maturity. Should the Buyer fail to make the payments as above provided the Seller may at his option declare this contract null and void and retain the monies paid as liquidated damages or rent.

Witness our hands and seals this the day and year above written.

On the presence of:
Arthur S. Agnew
Leila W. Kendrick

Marsmen, Inc. Pres.
By W. D. Workman Seller.
B. C. Watkins Buyer.

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Personally appeared before me Leila W. Kendrick and made oath that she saw the within named Marsmen, Inc. by W. D. Workman, Pres. and B. C. Watkins sign, seal and pass their act and deed deliver the within instrument, and that she witnessed the execution thereof.

Sworn to before me this 29
day of August, 1936.
Leola B. Prince L.S.
Notary Public S.C.

Leila W. Kendrick

S.C. Stamps .20¢.



#10399.

Recorded September 14th 1936, at 9:52 A.M.