

State of South Carolina)
 County of Greenville) Contract for Title.

This agreement, made and entered into by and between Home Building and Loan Association, of Greenville, South Carolina, Party of the First Part, and James B. Bishop, Party of the Second Part.

Witnesseth:
 That the party of the first part agrees to sell unto the party of the second part, his heirs and assigns, the following described real estate:

#1
 That certain lot of land known as a portion of Lot number 24, is shown on plat of the Suburban Land Company, which plat is recorded in the P. M. C. Office for Greenville County, S. C. in Plat Book "A" at page 510-511, particularly described in and recorded in Books of Deeds 172, at page 9.

The agreed purchase and sale price of the property is Two Thousand Two Hundred Fifty (\$2,210.00) Dollars payable as follows: Two Hundred Fifty (\$250.00) Dollars in cash upon execution and delivery of this contract, the balance of One Thousand Nine Hundred Sixty (\$1,960.00) Dollars to bear interest from date at the rate of 7%, payable annually; said unpaid balance of One Thousand Nine Hundred Sixty (\$1,960.00) Dollars to be paid Twenty (\$20.00) Dollars per month, beginning December 1, 1935, and Twenty (\$20.00) Dollars on the first day of each successive month thereafter until paid in full. It is understood that said monthly payments are to be first credited semi-annually, only the interest on deferred balance and the remainder on the principal debt.

The said party of the second part is to pay all taxes which may be assessed against the property, beginning with the year 1936, and in addition is to pay premiums on fire insurance in the sum of not less than Fifteen Hundred (\$1500.00) Dollars.

The party of the first part agrees that upon the purchase price being reduced to the sum of Fifteen Hundred (\$1500.00) Dollars, and the party of the second part having paid all taxes and insurance premiums accrued to that date, that the party of the first part will execute and deliver unto the party of the second part a good and marketable title in fee simple to the property hereinabove referred to, free of encumbrance or lien and will accept the purchase money note and mortgage to secure the sum of Fifteen Hundred (\$1500.00) Dollars, said note and mortgage to be due and payable Twenty (\$20.00) Dollars per month; said payments to include principal and interest, and said mortgage shall bear interest at the rate of 7% payable semi-annually, and all payments on said mortgage shall be credited semi-annually.

It is mutually understood and agreed by and between the parties hereto, and as a part of the consideration for this contract:

#2
 That time is the essence of this contract and if the party of the second part shall become in arrears or in default in payment of the monthly payments hereinabove specified for a period of sixty (60) days, or more, then in such event the party of the first part shall have the right to treat the party of the second part as a tenant
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