

State of South Carolina  
County of Greenville

This Memorandum of Agreement, made and entered into by and between Kate Nelson and M. D. Carl, Parties of the First Part, and Dorey Alexander, Party of the Second Part, at Greenville, S.C., this 29<sup>th</sup> day of June, 1934.

Witnesseth  
That the Parties of the First Part do hereby agree, first to lease, second, to sell and convey unto the Parties of the second Part, under the following terms and conditions the following described land, to-wit:  
"All that certain tract of land in the County and State aforesaid, near the Town of Piedmont containing twelve and sixteenths, five hundredths, (12.65) acres, more or less, in Township near the Clever Road. The said land has the following shels and bounds according to a plat made by A. E. Dilton and W. F. Lee, Surveyors:

"Beginning at a point in the center of the C. & G. Railway tracks and running thence N. 40-45 E. 1031 feet to a pin corner of tract No. 2; thence S. 30 W. 575.16 feet, crossing a branch, to a point on line of said tract No. 2; thence N. 56-50 W. 172.06 feet to a stake near the branch; thence N. 50-48 W. 544.5 feet, crossing branches, to an iron pin; thence N. 10-40 E. 575 feet to the beginning corner, containing 12.65 acres more or less, and being all of tract No. 1 and a portion of tract No. 2, according to said survey." Said land lies about one mile southeast of the Town of Piedmont.

The Party of the second Part has executed a note for Eleven Hundred (\$1,100.00) Dollars to the Parties of the first Part, the purchase price being fixed at Twelve Hundred (\$1,200.00) Dollars, One Hundred (\$100.00) Dollars having been paid in cash by the Party of the second Part, leaving a balance owing of Eleven Hundred (\$1,100.00) Dollars. The Party of the second part is also to pay the taxes on said property and insurance premiums on the house, and for any repairs or up-keep he may deem necessary.

If the Party of the second Part shall be in arrears for any payment hereafter on said note for a period of sixty days, then all payments, including taxes and insurance premiums which the Party of the second Part shall have paid, shall be taken and computed as rent, up to and including five Dollars and Fifty cents (\$2.50) a week, in addition to taxes and insurance premiums and any repairs or up-keep which have been made by the said Dorey Alexander, which is hereby agreed upon as rental value of said premises; so that if the Party of the second Part shall strictly comply with this said contract and not become in arrears for more than sixty days, then the Party of the second Part upon having paid in full the said note, taxes and insurance, shall be entitled to a good, full simple warranty deed to said premises, free of any liens.

The Party of the second Part is to keep the premises in reasonable repair.

The payments set forth in the said note are Fifty Dollars (\$50.00) on the principal and interest thereon every six months, the interest to run from January 1, 1935, at six per cent, payable semi-annually.

Possession of said premises shall be given as of January 1, 1935, to the Party of the second Part, and the party of the second part pays all taxes accruing after the year 1934.