

State of South Carolina,
County of Greenville

Bond For Title

779

This Contract made and entered into by and between T. J. Link, hereinafter referred to as the Seller and B. D. Holcomb, hereinafter referred to as the Purchaser.

Witnesseth:

That in and for the consideration hereinafter expressed the seller does hereby bargain and agree to sell and convey to the purchaser the following described property, to wit:

All that piece parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near Monaghan Mills, and having the following metes and bounds, to wit:

Beginning at a stake on the north side of Colonial Ave, 169 feet from the right-of-way of Greenville Traction Company (which point is 19 feet from the corner of lot #27 as shown on Block "3" on plat hereafter referred to, and running thence N. 79-57 W. 31 feet to corner of lot #25; thence with line of said lot in a westerly direction 125 feet to a 15 foot alley thence with said alley S. 79-57 E. 31 feet; thence parallel with line of lot #25 in a southerly direction 125 feet to the point of beginning, and being the eastern portion of lot #26 of block "3" on plat of lands known as "Provident" said plat is of record in the office of R. M. S. for Greenville in Plat Book "A" at page 523. Being a portion of one of the lots conveyed to T. J. Link by deed dated January 2, 1926 and recorded in the R. M. S. Office for Greenville County in Deed Book Vol. 105 at page 550.

In consideration for said premises the purchaser agrees to pay to the seller the sum of One Thousand Dollars, payable as follows: Twenty-five (\$25.00) Dollars in cash at the time of the execution of this contract and the balance of Nine Hundred and seventy-five (\$975.00) Dollars in the following manner: \$20.00 per month for the first five months beginning on March 1, 1937 and the sum of \$15.00 per month thereafter until the sum of Five Hundred (\$500.00) Dollars, with interest on the unpaid principal at the rate of six (6%) per cent. to be computed and paid monthly, at which time the seller will execute and deliver to the purchaser a good fee simple general warranty deed to said premises free and clear of all encumbrances and the purchaser will execute and deliver to the seller his note in the sum of Five Hundred Dollars, payable \$15.00 per month with interest at the rate of six per cent. per month, which note shall be secured by a first mortgage over the premises above recited.

It is understood that the unpaid principal shall bear interest at the rate of six per cent. and that the purchaser shall have the option of paying the whole or any portion of said principal at any time.

It is further understood and agreed that the purchaser will pay all taxes beginning with the year 1937 and accruing thereafter and agree to keep said premises insured in the sum of \$800.00 and to pay insurance premiums in connection with said premises and will keep the buildings situate thereon in good repair.

It is further understood that time is of the essence of this contract and in the event any monthly payment is in arrear and unpaid for a period of thirty days then this contract shall be come null and void at the option of the seller and the seller shall have the right forthwith to the premises with or without legal process, in which event all payments formerly made by the purchaser shall be forfeited by the purchaser as a reasonable rent for said premises.

In Witness Whereof we have hereunto set our hands and seals at Greenville S.C. this 20th day of January, 1937.

In The Presence of:

A. L. King
Hemmie Query

- S.C. stamps 40 cents -

T. J. Link (S.S.)

Seller

B. D. Holcomb (S.S.)

Purchaser

Over for Probate