

TITLE TO REAL ESTATE

2700 PROVISIONS - JARVIS CO. - GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: We, F. L. Swords and Rosa Lee Swords, both of Greenville County, South Carolina, have agreed to sell to E. M. McDonald of Greenville County, South Carolina, a certain lot or parcel of land in the County of Greenville, State of South Carolina, same being all that lot or parcel of land situate, lying and being near the City of Greenville, S. C., on the East side of Brookdale Avenue, and being known and designated as Lot Number Nine (no.9), in Block "F" of Fair Heights, as shown on plat recorded in R. M. C. Office for Greenville County in Plat Book "F", page 257, and having according to survey made by Dalton & Neves, Engineers, the following metes and bounds, to-wit: Beginning at a stake on the East side of Brookdale Avenue, 500 feet south of Hanover Street, and running thence S. 58-40 E. 150 feet to a stake; thence S. 31-20 W. 47.5 feet to an iron pipe; thence N. 59-40 W. 150 feet to a stake on Brookdale Avenue; thence with said Avenue N. 31-20 E. 50 feet to the point of beginning; being the same lot of land conveyed to F. L. Swords by Lewis Barbar by his deed dated Oct. 1, 1934, recorded in Vol. 178, page 457, said R. M. C. Office; and to execute and deliver a good and sufficient warranty deed therefor, with dower renounced, on condition that the said E. M. McDonald shall pay the sum of Twenty Two hundred and Fifty (\$2250.00) Dollars in the following manner; \$150.00 in cash, the receipt of which is hereby acknowledged: \$25.00 on July 1, 1937; \$25.00 on August 1, 1937; \$25.00 on September 1, 1937; \$25.00 on October 1, 1937; \$25.00 on November 1, 1937; \$25.00 on December 1, 1937; and \$1950.00 on January 1, 1938; with the privilege to anticipate by the payment of any part or all before the respective maturity dates; with interest on same from date at Six (6%) per cent. per annum until paid, to be computed and paid on January 1, 1938; and in case said sum or any part thereof be collected by an Attorney or through legal proceedings of any kind, then in addition the sum of Ten (10%) per cent. for Attorney's fees, as is shown by Note of said E. M. McDonald of even date herewith.

It is understood and agreed that F. L. Swords and Rosa Lee Swords are to apply the sum of Sixteen and 50/100 (\$16.50) Dollars out of each of the said monthly payments, if, as and when paid, so as to reduce that certain mortgage indebtedness on note and mortgage over premises made by F. L. Swords to Wm. C. Duncy, as Trustee, in the original sum of \$1485.00.

The purchaser agrees to pay all taxes while this contract is in force, the taxes for the year 1937 to be prorated.

On June 1, 1937 and before taking possession of premises, the purchaser is to pay F. L. Swords his prorata part of premiums on two policies of fire insurance on buildings on premises, totalling \$2200.00 the prorata part of said E. M. McDonald to be the period of this contract.

It is agreed that time is of the essence of this contract, and if any one of the said payments is not made when due, then F. L. Swords and Rosa Lee Swords shall be discharged in law and equity from all liability to make said deed, and may treat said E. M. McDonald as tenant holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid, the sum of payments and all money paid as and for rent, or by way of liquidated damages, or may enforce payment of said note.

Possession of premises to be given on June 1, 1937.

In witness whereof, we have hereunto set our hands and seals this 7th day of May, 1937.

In the presence of:

L. E. Wooten
Georgie D. Wooten.

F. L. Swords (SEAL)
Rosa Lee Swords (SEAL)
E. M. McDonald (SEAL)

State of South Carolina,
County of Greenville.

Personally appeared before me Georgie D. Wooten who says on oath that she saw F. L. Swords, Rosa Lee Swords and E. M. McDonald, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that she with L. E. Wooten witnessed the same.
Sworn to before me this the 7th day of May, 1937.

L. E. Wooten (SEAL)

Georgie D. Wooten.

Notary Public for South Carolina.

Recorded this the 8th day of May, 1937 at 9:54 A. M. #6087.