

State of South Carolina.
County of Greenville.

Know all men by these presents, that I, Maud D. Woodside of Greenville County held and firmly bound unto T. F. Hunt, as Trustee for Jos. a. McCullough, William Goldsmith Jr. D. W. Ebaugh and others in the sum of Eight hundred and fifteen dollars, to be paid to the said T. F. Hunt, as Trustee; his successors, executors, administrator or assigns, for which payment well and truly to be made I do hereby bind myself, & my heirs, executors, administrators and assigns. Executed this 31 day of July A. D. 1909.

Whereas, the aforesaid T. F. Hunt, as Trustee, has agreed to sell to the said Maud D. Woodside a certain lot or tract of land in the County of Greenville, State of South Carolina, known as Boyce Lawn, Addition to Greenville, S. C. Block No. 1 Lot No. 3 survey of J. T. Lawrence revised January 22, 1908 recorded in R. M. C. Office, Plat Book ^A page 179, to wit:-

Commencing at iron pin S. Side of North Street corner of lots Nos. 2 & 3, thence S. 15° 0' E. one hundred twenty six feet one inch to iron pin on a 10 foot alley, thence N. 76° 45' E. sixty six feet eight inches to iron pin on corner of lots Nos. 3 & 4, thence N. 15° 0' W. one hundred twenty six feet one inch to iron pin on North Street, thence S. 76° 45' W. sixty six feet eight inches to iron pin the beginning.

On condition that she shall pay therefor the sum of Eight hundred and fifteen dollars in the following manner:- payable \$203.75 cash; \$203.75 Feb. 1, 1910; \$203.75 Feb. 1, 1911; \$203.75 Feb. 1, 1912, with interest from Feb. 1, 1910 until the purchase price is paid, with interest on same from date at eight per cent per annum until paid to be computed and paid annually, and if unpaid to bear interest ^{until paid} at the same rate as principal, and in case said sum be collected by attorney or through legal proceedings of any kind, Maud D. Woodside agrees to pay the sum of One hundred dollars for attorney's fee and said Maud D. Woodside having given her note for the amount due as aforesaid. Now the condition of the obligation is such that if the said payment be promptly made as agreed and all taxes from this date and charges on said land be paid when due by the said Maud D. Woodside and T. F. Hunt, as Trustee, shall on completion of said payments cause to be executed and delivered a good deed to the said Maud D. Woodside for said lot then this obligation to be void; otherwise to remain in full force.

Upon condition however, which is a part of the consideration of this deed that the purchaser nor his grantee or grantees, heirs or assigns, shall not erect a building costing less than \$1500 complete, nor within fifteen feet from line of side walk abutting said property, which condition is hereby declared to be a condition subsequent.

It is agreed that time is of essence of this contract, and if said payments be not made when due, T. F. Hunt, as Trustee, shall be discharged in law and equity from all liability to make said deed and may treat said Maud D. Woodside as tenant holding over after the termination or contrary to the terms of this lease, and shall be entitled to claim and recover or retain if already paid, the sum of One hundred dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note. In witness whereof, the said T. F. Hunt, as Trustee, has hereunto set his hand and seal this 31st day of July A. D. 1909.

In presence of

Harriet E. Stewart.)

T. F. Hunt, (Seal)

Thos. T. Goldsmith.)

Trustee.

State of South Carolina.) Personally appeared Thos. T. Goldsmith who upon oath says that he Greenville County.) saw T. F. Hunt, Trustee, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that he with Harriet E. Stewart witnessed the same. Sworn to before me this fourth day of August A. D. 1909.