

(Contract for sale of land fee fifty cents)

THE STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE. }

KNOW ALL MEN BY THESE PRESENTS, That I, Alma Brown of said County and State, am held and firmly bound unto Nellie Thompson in the penal sum of One Thousand Dollars to be paid to the said Nellie Thompson, her certain Attorneys, Executors, Administrators or Assigns; to which payment well and truly to be made and done I bind myself and each and every of my Heirs, Executors and Administrators, jointly and severally, firmly by these presents.

SEALED with my seal and dated at Greenville, S. C., the 13th. day of April in the year of our Lord one thousand nine hundred and twelve, and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

WHEREAS, the above bounden Alma Brown has this day agreed to sell to the said Nellie Thompson the following described tract of land in the City and County of Greenville and State aforesaid, to wit: All that certain piece, parcel or lot of land situate, lying and being on the South side of John Street in said City, and being more particularly described as follows: Beginning at a point on a ten foot alley 57 feet and 6 inches South of John Street and running thence in an Easterly direction 40 feet to a corner; thence in a Southerly direction 20 feet and 6 inches to a corner; thence parallel with first mentioned course, in a Westerly direction 40 feet to said Alley; thence with said Alley in a Northerly direction to the beginning. On condition that the said Nellie Thompson shall pay the sum of Five Hundred (\$500.00) Dollars, in manner following, that is to say Twenty Dollars (\$20.00) on the first day of each successive month hereafter, beginning May first 1912, until the full sum of Five Hundred Dollars be paid.

NOW THE CONDITION OF THIS OBLIGATION is such, that if the said Nellie Thompson shall pay the said purchase money so as aforesaid stipulated and shall in the meantime pay all taxes on said land and the said Alma Brown shall on the completion of said payments make, execute and deliver, or cause to be made, executed and delivered a good and sufficient deed of conveyance in fee simple of the land above described to the said Nellie Thompson then this obligation is to be void and of none effect, otherwise to remain in full force and virtue.

AND IT IS EXPRESSLY AGREED, by and between the parties aforesaid, that time is of the essence of this contract, and that in the event of the non-payment of said sum of money on any part thereof, promptly at the time herein limited, that then the said Alma Brown is absolutely discharged from any and all liability to make and execute said Deed and may treat the said Nellie Thompson as tenant holding over after the termination, or contrary to the terms of her lease and may retain the amounts paid as liquidated damages; or if she prefer to do so may enforce the payment of the purchase money.

Signed, sealed and delivered
in the presence of:
W. S. Miller, Jr.,

Alma Brown (L.S.)

Geo. W. Orr

The State of South Carolina,
County of Greenville.

PERSONALLY APPEARED, before me W. S. Miller, Jr., and made oath that he saw the within named Alma Brown, sign, seal and as his act and deed deliver the within written deed; and that he with Geo. W. Orr witnessed the execution thereof.

Sworn to before me this 13th.
day of April A. D. 1912.

Oscar K. Mauldin (Seal)
Notary Public for South Carolina.

W. S. Miller, Jr.,

April 15th. 1912.