

State of South Carolina,
Greenville County.)

THIS Agreement made this 20th day of March 1907, between John T. Bramlett of said County and State, party of the first part, and D.A. Bell of said County and State party of the second part, witnesseth:

That the party of the second part agrees to purchase from the party of the first part the lot of ~~land~~ hereinafter described, with the building upon it hereafter to be constructed, and pay therefor the sum of seven-hundred and ninety-five dollars, (\$795.00) and it is agreed that the said sum shall be paid in manner following, to wit: one hundred and seventy-five dollars, (\$175.00), on this date, and the remaining six hundred and twenty dollars, (\$620.00), with what interest might be due in instalments of fifteen dollars per month, payable the 20th day of each month, commencing the month of April, 1907, for forty-one months, and the five dollars remaining and the entire interest on the forty-second and following months at the same rate per month until amount with interest shall be paid.

The party of the first part in consideration of the sum of one hundred and seventy five dollars, (\$175.00), in hand paid (the receipt whereof is hereby acknowledged), contracts and agrees that as soon as four hundred dollars, (\$400.00), has been paid to him on above amount for said house and lot, that he will execute & give to said party of the second part a good warranty deed in fee simple, free from incumbrance with dower renounced, and he hereby binds himself, his heirs, executors, administrators and assigns for this purpose, taking a mortgage for remainder due,

It is further agreed by and between the said parties that L.A. Bell, have constructed upon the lot hereafter mentioned and described a three-room cottage, of plans and specifications entered into this day by the said Bell and J.R. Bennyfield, the said cottage to cost the sum of five hundred and forty dollars, (\$540.00), the contractor and builder of the said cottage to be paid by the party of the first part herein the sum of two hundred and seventy-five dollars upon the written order of the party of the second part herein, which order shall be given when said cottage is covered, and the said contractor or builder to be paid the remaining two hundred and seventy dollars by the party of the first part herein upon the written order of the party of the second part, which order shall be given when said cottage is completed.

The lot which the party of the first part agrees to execute and deliver a good and sufficient warranty deed, taking back a mortgage for remainder due in fee-simple as soon as \$400.00 is paid is No 60 of the subdivision known as Morgan Hill, the plat of which is recorded on p 68, Book A, Register of Mesne Conveyance for Greenville County, it being one of the lots conveyed to said party of the first part by Mary W. Morgan on December 22nd 1902, said deed being recorded Deed Bok "JJJ" at page 273 in the office of the Register of Mesne Conveyances for Greenville County.

It is agreed that the amount due at any time shall bear interest at the rate of eight per cent per annum, and that the taxes on the said property shall be paid by the party of the first part until a deed be given to the party of the second part, but after that time said taxes to be paid by the party of the second part.

It is further agreed that the party of the second part go into possession of said property upon the execution of this agreement.

In the event the non-payment of any of the above monthly installments for the period of ninety days, and the repayment of of one dollar to the