

State of South Carolina, (Agreement 50 80
Greenville County

This agreement made this day by and between H.T. Stroud party of the first part, and Jefferson Gilliam, party of the second part, Witnesseth: The party of the first part for and in consideration of the terms, conditions, payments and covenants hereinafter mentioned and contained does hereby agree to sell and convey to the party of the second part all that lot or parcel of land situate in the City and County of Greenville, in said State, Beginning at an iron pin on Cook Street and runs; thence N. 2 W. fifty feet; thence S. 87-1/2 W. sixty-one feet; thence S. 1 W. fifty one feet; thence N. 87 E. sixty-three feet to the beginning, containing 3,157 square feet more or less, upon the following consideration, terms &c.

The purchase price of said lot is fifteen hundred dollars, for which sum the party of the first part does hereby agree to sell and convey the same to the party of the second part and is agree to pay that sum therefor: the part of the second part is to pay to the party of the first part upon the execution of this agreement the sum of twenty-five dollars cash and on or by the 23rd, day of November 1907 the sum of twenty-five dollars and on or by the 23rd day of each and every consecutive month thereafter the sum of ten dollars until the sum of Fifteen Hundred dollars, less the cash payment this day made, and whatever additional sum there may be as interest on the said fourteen Hundred and seventy-five dollars from date at the rate of eight per cent per annum until paid, payable annually, and if not so paid to draw interest at the same rate as the principal.

It is further agreed by and between the parties hereto that the party of the second part is to pay all city and State and County taxes assessed or levied against said property and to keep the house well insured and to pay for said insurance and also to keep the house on said lot in good repair.

The party of the second part is further privilege to permit the water running from the well or wash place at or near the well to run across the lot of the party of the first part adjoining the lot above mentioned and described, and the party of the first part reserves to himself and his assigns the right and privilege for himself and tenant to use an alley way or right of way across the back part of the above described lot as a walk way to the privy or privies situate on the above lot, said right of way or alley to enter said lot about the well and the party of the second part hereto agrees to said reservation and right.

It is further agreed by and between the parties hereto that if the payments or any of them are not paid when due according to the terms of this agreement or if any condition, covenant or agreement herein is not kept and performed by the party of the second part, then and in that event or any of them, the party of the first part may enter and retake possession of said property without suit and process and treat the said party of the second part as his tenant at will and all sums paid on account of this agreement is hereby agreed to be considered as liquidated damages to the party of the first part and may be retained by him.

Upon the principal sum and interest being paid as herein provided and the faithful performance of all other parts of this agreement, the party of the first part will execute and deliver to the party of the second part a good and sufficient deed of conveyance to said property and to this end doth bind himself, his heirs, executors, administrators and assigns and in like manner the party of the second part doth hereby bind himself his heirs, executors administrators and assigns to the faithful performance of all the terms, payments, conditions covenants and agreements herein.

And the parties hereto do in duplicate set their hands and seals this the 23rd, day of October A.D. 1907.

Signed, sealed and delivered in the presence of:
Raven I. McDavid, H.T. Stroud, (Seal)
B.A. Morgan, Jefferson Gilliam, (Seal)

Personally comes before me R.I. McDavid and on oath says he saw the above named H.T. Stroud and Jefferson Gilliam sign, seal and as their act and deed deliver the foregoing instrument Oct. 23, 1907.

Sworn to and subscribed before me Oct. 23, 1907
B.A. Morgan, (Seal) Raven I. McDavid,
Not. Pub. S.C.

Recorded October 30th, 1907.

END OF Doc.