

State of South Carolina,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, L.L. Barr of said County, am held and firmly bound unto Nivie E. Dandy in the sum of Four hundred dollars (\$400.00) to be paid to the said Nivie E. Dandy, her executors, administrators or assigns, for which payment well and truly to be made I do hereby bind myself, my heirs, executors, administrators and assigns. Executed this 23rd, day of September A.D. 1909. Whereas the said L.L. Barr, has agreed to sell to the said Nivie E. Dandy, that certain lot or tract of land situate on Green Avenue in the City of Greenville, in the County and State aforesaid, bounded as follows: Beginning at a stake at the intersection of Jenkins Street and Green Avenue; thence N. 26 E. with Green Avenue 50 feet to a stake; thence in a Northern direction perpendicular, or at right angles or nearly so, to Green Avenue and parallel with Jenkins Street about 122 feet to a stake in line of lot of James Miles; thence in a Southeastern direction along the lot of said James Miles to Jenkins Street; thence with said Street to the beginning corner. The front and rear lines are each fifty (50) feet, and the depth one hundred and twenty-two (122) feet, more or less, and being the same lot conveyed to me by A.E. Boyd by deed dated 13th, June, 1907, and recorded in R.M.C. office for Greenville County in deed Book "VVV" page 325, on condition that said Nivie E. Dandy shall pay therefor the sum of Four hundred dollars (\$400.00) in the following manner: Fifty dollars (\$50.00) cash, and fifty dollars (\$50.00) on each 23rd, of September of each succeeding year until the full purchase price is paid, with interest due from date at eight (8) per cent. per annum until paid, to be computed and paid annually and if unpaid to bear interest at the same rate as the principal, with leave to the said Nivie E. Dandy to pay all of said balance, if she so desires, and in case said sum be collected by an attorney, or through legal proceedings of any kind, she is to pay ten (10) per cent. as Attorneys fees, the said Nivie E. Dandy having given her note for the amount due as aforesaid. Now the condition of this obligation is such that if the said payments are made promptly as agreed, and all charges and taxes on said land be paid when due by the said Nivie E. Dandy and the said L.L. Barr, shall on completion of said payment cause to be executed and delivered to the said Nivie E. Dandy a good fee simple deed to the said lot, with general warranty and dower renounced thereon, then this obligation to be void; otherwise, to remain in full force and virtue. It is agreed that time is of essence of this contract, and if said payment be not made when due, the said L.L. Barr, shall be discharged in law and equity from all liability to make said deed, and he may treat the said Nivie E. Dandy as tenant holding over after the termination or contrary to the terms of her lease, and shall be entitled to claim and recover, or retain if already paid, the sum of Twenty dollars (\$20.00) per year for rent, or by way of liquidated damaged, or may enforce the payment of said note.

In witness whereof, The said L.L. Barr, has hereunto set his hand and seal this 23rd, day of September A.D. 1909.

In the presence of:

G. Frank League,

E.M. Blythe,

L.L. Barr, (L.S.)

State of South Carolina,

County of Greenville.

Personally appeared before me G. Frank League who being duly sworn says that he saw the within named L.L. Barr, sign, seal and as his act and deed deliver the foregoing deed, and that he with E.M. Blythe witnessed the execution thereof.

Sworn to before me this 23rd, day of September A.D. 1909.

G. Frank League

E.M. Blythe, (L.S.)

Notary Public for S.C.

Recorded Oct. 2nd, 1909.