

Q. Q. Q.

State of South Carolina, (Bond for Title)
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. Ida Charles have agreed to sell to B.B. Neill a certain lot or tract of land in the County of Greenville, State of South Carolina, in Greenville Township, on the Buncombe Road, opposite the village of the American Spinning Company, and having the following metes and Bounds:

Beginning at an iron pin on the Buncombe Road, one hundred and thirty-two feet from the corner of the Buncombe Road and McCarey Street at corner of lot heretofore sold to J.A. McClure and running; thence with the Buncombe Road N. 13-1/2 E. sixty-six feet to an iron pin at corner of lot of Barrett; thence with line of Barrett's lot S. 78 W. two hundred and four feet to an iron pin; thence S. 13-1/2 W. sixty-six feet to an iron pin at corner of McClure's Lot; thence with line of McClure's lot N. 78 E. two hundred and four feet to the beginning corner, known as lot No. 203 on a plat of the McCarey property made by W.A. Hudson, D/S. and being a portion of the same conveyed to me by Clara V. McCarey, October 15th, 1905, deed recorded in the office of Register of Mesne Conveyances for Greenville County in Book O.O.O. page 756.

On condition that he shall pay all taxes thereon and also the sum of three hundred and sixty no/100 dollars in the following manner: In installments of ten dollars cash, due and payable immediately, and five dollars per month, due and payable on the first day of each calender month after date, until the full purchase price is paid, with interest on same from date at the rate of 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 was principal and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition the sum of ten per cent of the whole amount due for Attorneys fee, and said B.B. Neill having given his note for the amount due as aforesaid,

It is agreed that time is of the essence of this contract, and if said payments of every kind be not made when due I shall be discharged in law and equity from all liability to make said deed and may treat said B.B. Neill as a tenant holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of Fifty dollars per year for rent, or by way of liquidated damages or may enforce payment of said note.

In witness whereof I the said C. Ida Charles have hereunto set my hand and seal this 2nd, day of April A.D. 1910.

in presence of:

J.S. McGee,

C. Ida Charles, (Seal)

James Birnie,

Trustee

State of South Carolina,

Greenville County.

Personally appeared J.S. McGee who being duly sworn says that he saw C. Ida Charles Trustee, sign, seal and deliver the foregoing written instrument dor the uses and purposes therein mentioned, and that he with Jas. Birnie witnessed the due execution thereof.

Sworn to before me this 2nd,

Day of April, A.D. 1910.

J.S. McGee

Robt. I. Woodside (Seal)

Notary Public S.C.

Recorded April 2nd, 1910.

