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(Contract for Title 75)

State of South Carolina,
County of Greenville.

Articles of agreement made and entered into at Greenville, S.C. between H.K. Townes party of of the first part, and J.M. Turner, party of the second part, this 31st, day of August, A.D. 1910, Witnesseth:

That the party of the first part does hereby lease unto the party of the second part with privilege to the party of the second part to purchase under the terms and conditions herein after named,

All that lot of land situate and being in the City of Greenville in Greenville County in South Carolina, containing thereon a dwelling house, said lot begins at the corner of lot sold to W.R. Lupo by the party of the first part on McCall Street, East side and runs thence with Lupos line N. 70 E. 175 feet to an alley; thence with said alley N. 20 W. forty-two feet; thence S. 70 W. 175 feet to McCall Street; thence with McCall Street S. 20 E. forty-two feet to the beginning corner on McCall Street and being a portion of lots four and five according to a plat recorded in Plat Book A. page 158, R.M.C. office for Greenville County, S.C.

That the party of the second part is to keep the dwelling house insured in the name of the party of the first part in an insurance company satisfactory to the party of the first part, and is to pay the premiums for said insurance during the continuance of this contract the amount of the insurance to be three fourths of the value of the building thereon; that the party of the second part is to pay the taxes and to keep the premises in reasonable repair at his own expense, and no repairs are to be made by the party of the first part, that the party of the second part is to pay on the last day of each month during the existance of this contract except when said day comes on Sunday in which event he is to pay on the next succeeding Monday, of the next month, not less than fifteen (15.00) dollars, the first payment to be made on the 1st, day of September 1910, That the purchase price of the said house and lot is fixed at fifteen hundred (\$1500.00) dollars, and the cash payment of one hundred (\$100.00) dollars is hereby acknowledged, leaving the balance of fourteen hundred dollars; that all monthly payments made by the party of the second part, if said monthly payments made by the party of the second part during the each succeeding six months, not less that fifteen dollars each month, and no monthly payment to be in default for a greater period than sixty days are to be applied to-ward the purchase of the said premises, provided that the interest for each six months is to be calculated and deducted from the said monthly payments each six months, and after deducting the interest (and the taxes and insurance premiums if not paid in addition to the monthly payments by the party of the second part, then the remainder to be applied to-wards the payment of the principal sum; then the new principal or the balance of the purchase price is to bear interest at eight per cent. per annum, payable semi-annually from date until the whole amount of the principal sum is paid in full with the interest at eight per cent per annmu, payable semi-annually from the date of this agreement, August 31st, 1910, until paid in full, also the insuran e, and taxes as aforesaid.

Privilege is hereby given to the party of the second part to pay any sum larger than the said monthly payment, or the whole at any time during the validity and existance of this agreement which shall be applied in the same way in which the said monthly payments are to be applied. If the party of the second part shall fail or be in default for a period of sixty days with the said monthly payments of fifteen dollars each month then the party of the first part shall have the right to retain the said sum of one-

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