

State of South Carolina
County of Greenville

This agreement made and entered ^{into} this the 18th day of September, 1919, by and between J. F. Hunt, of the one part, and Annie H. Smith, of the other.

Witnesseth: That for and in consideration of the money paid and to be paid, as is hereinafter stated the said Hunt has bargained and sold and will convey as is hereinafter stated to the said Smith that certain lot of land designated as lot No. 1, as shown on plat of B. C. Dalton, Apr. 1917 of the property of Hunt, Nowood and Todd, said lot situate in Averbrook at the end of the street-car line and just across the track from Averbrook Depot, and beginning at a point on an unnamed street 126 feet from the northwestern corner of intersection of said street with Circle Street, and runs thence along said unnamed street N. 44.19 W. 100 feet; thence along the car line S. 44.48 W. 68 feet; thence S. 49.28 W. 62 feet; thence S. 27.42 E. 80 feet; thence N. 55.24 E. 155 feet to the beginning corner.

The purchase price for said lot is Thirty-five Hundred Dollars, of which two hundred Dollars is paid at the signing and sealing of these presents, receipt whereof is hereby acknowledged. The balance of Thirty-three hundred Dollars is to be paid as follows: Thirty-five Dollars on the 1st day of each and every consecutive month for 24 months beginning the month of Oct. 1919. The remainder that then shall be due shall be paid one month thereafter. All unpaid balance are to draw interest from date until paid at the rate of eight per cent per annum, payable every three months, and if not so paid to draw interest at the same rate as the principal until paid. It is agreed that the said Smith will insure the buildings on said premises in a sum not less than two thousand Dollars and so keep the same insured during the life of this contract and assign the policy of insurance to the said Hunt.

It is further agreed that at the end of

See Contract recorded in Deed Book 61 page 484.

25 months, or when all of said balance of purchase price and interest is fully paid and all of the other terms and conditions herein have been kept and performed by the said Smith, the said Hunt will execute and deliver to her his deed, and thereby convey to her free from all encumbrances the above described premises. A further condition herein is that the said Smith will pay all taxes after the year 1919.

Upon the failure of the said Smith to pay any payment or interest or keep any of the other terms and conditions herein, when due and to be performed, the said Hunt may at his option declare the whole sum due and payable or he may at his option apply all monies that shall have been up to such time paid as rent and liquidated damages for the use of the premises and failure to perform this contract. If he shall declare the monies paid to be a rent and damages, he may then re-enter and take possession of said property without suit or process, remove all persons therefrom and this contract shall cease and determine.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Witnesses:
Allen A. Morgan
B. A. Morgan

J. F. Hunt (Seal)
Annie H. Smith (Seal)

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Personally come before me Allen A. Morgan who on oath says that she saw the within named J. F. Hunt & Annie H. Smith, sign, seal and as their act and deed deliver the within written contract, and that she with B. A. Morgan witnessed the execution of the same.

(over)