

State of South Carolina,
Greenville County.

This Agreement made and entered into this 21st day of February 1923 by and between R.Y.-
Hellams of the one part and Ed Sullivan and Mattie Sullivan, husband and wife, of the other part,
Witnesseth:

That for and in consideration of the terms, conditions and money paid and to be paid as is
hereinafter stated, the said Hellams has bargained and sold and will convey as is hereinafter
stated to the said Ed Sullivan and Mattie Sullivan, All that lot of land situate on Green Avenue,
in the City and County of Greenville, South Carolina, the same being fully described in the deed
of E. Inman, Master to the said Hellams the 10th day of January 1923, recorded in Volume 94 page 52.
The purchase price of said lot is Eighteen hundred and fifty dollars, of which the sum of one
hundred and fifty dollars is paid at the signing and sealing of these presents, the receipt whereof
the said Hellams hereby acknowledges, and the remaining seven hundred dollars payable as
follows: twenty dollars the first day of April 1923 and twenty dollars the first day of each and
every consecutive month thereafter until said principal is paid in full; the credit portion
above named to draw interest from date until paid at the rate of eight per cent per annum, and
to be computed and paid semi-annually which is exclusive the payments above stipulated.
The said Ed Sullivan and Mattie Sullivan are to pay all taxes and assessments against said property
to insure the building on the premises in the sum of eight hundred dollars and to keep and maintain
the same, assigning the policies of insurance to the said Hellams.

Upon the said Ed and Mattie Sullivan paying the purchase price in the amount and in the manner
aforesaid, the interest that shall become due and the insurance premiums, then the said Hellams
will convey to them or their order the premises above described free from encumbrances; but upon
the failure to make the payments herein provided or the payment of the interest as it shall become
due, and payable on the non payment of insurance premiums necessary to keep said premises insured
as herein provided, then the said Hellams may at his option re-enter and take possession of said
premises and remove all persons therefrom and all monies that shall have up to said time been
paid, shall or may be retained by the said Hellams in payment of the use and occupation thereof and
as liquidated damages, or he may elect to carry out this agreement and sue and recover the
remainder of purchase price, interest, insurance premiums, costs and expenses, including ten per
cent attorneys fees.

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

Signed, sealed and delivered
in the presence of:
Lula R. Smith,
B.A. Morgan.
R.Y. Hellams, (Seal)
Ed Sullivan, (Seal)
Mattie Sullivan. (Seal)

Personally comes before me Lula R. Smith who on oath says that she saw the within named R.Y.-
Hellams, Ed Sullivan and Mattie Sullivan sign, seal and as their act and deed deliver the foregoing
agreement and that she with B.A. Morgan witnessed the execution of the same.
Sworn to and subscribed before
me February 21, 1923.
B.A. Morgan (Seal)
Notary Public, S.C.

Lula R. Smith.

Recorded Faburary 21st, 1923.

END OF DOC

#4247

May 4, 1932
se the paid in
value.

[Handwritten notes and signatures in the left margin:]
This contract is cancelled by Ed Sullivan
Ed Sullivan
May 2, 1932
R.Y. Hellams
B.A. Morgan
Lula R. Smith
Ed Sullivan
Mattie Sullivan