

State of South Carolina,
County of Greenville.

This Agreement made and entered into at Greenville, South Carolina, September 8th, 1926 by and between W.J. Langston, party of the First Part, and J. Barnie Guest, party of the Second part. Witnesseth:- That the party of the First Part has agreed to sell unto the party of the Second part under the terms and conditions hereinafter mentioned, the following described land to-wit:

"All that certain piece, parcel or lot of land situated lying and being in the County of Greenville, State of South Carolina, about two (2) miles northwest from Greenville County Court House, on the Franklin Road and having the following metes and bounds, to-wit:- Beginning at a stake on the East side of the Franklin Road, at corner of land now or formerly owned by Mary L. Williams, said point being 306 feet from the intersection of Buncombe and Franklin Roads, and running thence with Franklin Road N. 32-35 E. 82 feet to a stake on side of said road; thence parallel with Buncombe Road and across lot #6, S. 57-25 E. 200 feet to a stake in line of lot #7; thence along line of lot #7 and parallel with Franklin Road S. 32-35 W. 62 feet to a stake, corner said Williams lot; thence along her line and parallel with Buncombe Road N. 57-25 W. 200 feet to the beginning corner, and being a portion of lots Nos. 4 and 5, according to plat recorded in the R.M.C. Office for Greenville County in Plat Book "A" at pages 510 and 511, and being the same land conveyed to me by A.M. Rush by deed dated July 17th, 1923, and recorded in Deed Book 90, page 94, R.M.C. Office for Greenville County."

The purchase price is fixed at Thirty-two hundred and no/100 (\$3200.00) Dollars, and receipt of Two hundred and fifty and no/100 (\$250.00) Dollars, is hereby acknowledged on said purchase price, leaving a balance of Twenty Nine Hundred fifty and no/100 (\$2950.00) Dollars, to be paid as follows:- That the party of the Second Part is to pay each month hereafter the sum of fifty (\$50.00) Dollars per month, the first payment being due on the 1st. day of November 1926, and thereafter on each succeeding month and the said party of the Second Part is to pay for all insurance premiums and taxes while this contract is in effect, and keep the premises in reasonable repair. Interest is to be calculated on said balance of Twenty-nine Hundred Fifty & no/100 (\$2950.00) Dollars, at the rate of 8% per annum, payable semi-annually in addition to the said monthly payments until paid in full.

Time is of the essence of this contract, and upon the failure of the party of the second part to make said monthly payments for a period of Sixty (60) days, then in that event, all sums heretofore paid and all sums hereafter paid are to be taken and construed as rent for said premises to the extent of Seven hundred (\$700.00) Dollars per year, and the party of the First Part may take possession of said land in that event and may eject the said party of the second part as tenant holding over at the expiration of his lease. That if said party of the Second Part shall faithfully pay all said sums, including the principal and interest, taxes and insurance, he shall be entitled to a deed to same from the party of the First Part. Party of the first part pays all taxes prior to 1926 & 2/3 of taxes 1926.

Witness our hands and seal this day and year above written.

Witnesses:

H.K. Townes,

W.A. Bates.

A.E. Goldfinch

Fannie Baker.

Wm.J. Langston (L.S.)

Party of the First Part

J.Barnie Guest (L.S.)

Party of the Second part.

State of South Carolina,
County of Greenville.

Personally appeared before me W.A. Bates who upon oath says that he saw J.Barnie Guest, party of the second part, sign, seal and as their act and deed deliver the foregoing contract for the uses and purposes mentioned therein and that he with H.K. Townes witnessed the execution thereof. Sworn to before me this 8th, day of September A.D. 1926.

H.K. Townes (L.S.)

W.A. Bates

Notary Public for South Carolina.

(Over)