

State of South Carolina  
County of Greenville

This agreement made and entered into  
by and between Mrs. Frances S. Dodson hereinafter  
referred to as the Seller and Sgt. R. M. C. Office hereinafter  
referred to as the Purchaser. Whereas

That the Seller for the consideration herein  
after mentioned has hereby agreed to sell and  
convey to the Purchaser all that certain lot of  
land situate in the City of Greenville S.C. situate  
on Hamilton Avenue in Ward Five and known  
and designated as lot no 20 according to a  
plat thereof recorded in the R. M. C. Office for  
Greenville County in Plat Book "C" at page 223,  
reference for a more complete description being  
joined together with all buildings and im-  
provements thereon. It being understood  
and agreed that this is the same property  
now occupied by Sgt. Rutherford of the Greenville  
Police Department. The Purchaser agrees to pay for  
said property the sum of Twenty Five hundred  
(\$2500.00) Dollars, payable as follows: \$100.00 in  
cash, the receipt whereof is hereby acknowledged  
and the remainder to be paid \$25.00 on the 15th  
day of each and every consecutive month  
thereafter, the first monthly payment to become  
due and payable on the 15th day of April, 1935  
and it is understood and agreed that the  
said monthly payments of \$25.00 shall include  
principal and interest, the interest being first  
paid and the balance being credited on the  
principal. The deferred payments to draw interest  
at the rate of 4% and to be computed and  
paid quarterly until paid, the Purchaser shall  
have the right to anticipate either the whole  
or any part thereof on any monthly payment  
date.

It is further understood and agreed  
that when the unpaid principal including  
the interest that may be due has been reduced  
to \$500.00 that the Seller do execute and deliver  
to the Purchaser a good fee simple title free of  
all incumbrances, except as herein provided.  
The said \$1500.00 to be secured by a first mortgage  
covering said property, payable on the same  
terms of \$25.00 per month with interest to be  
computed and paid quarterly. The Purchaser  
is to pay all taxes from this date and to keep  
the property insured in an amount not less  
than \$2,000.00 for the benefit of the Seller.  
The Purchaser is to also pay all paving assess-  
ments becoming due on or after January 1,  
1935 and the Purchaser shall be entitled to  
all the rents from the property on and after  
this date.

It is further understood and agreed  
that time is of the essence of this contract  
and in case the Purchaser should fail to  
make the payments herein provided, or to  
carry out the provisions of this contract in  
any particular, then this contract shall  
become forfeited and terminated at the  
option of the Seller and she may treat the  
Purchaser as a tenant holding over and