

DOCUMENTARY STAMPS ON NOTE.
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: That I, W. G. Serrine, hereinafter designated as "Owner", has agreed to sell to C. L. Hammett, hereinafter designated as "Purchaser" a certain lot or tract of land in the County of Greenville, State of South Carolina, in Greenville Township, being known and designated as Lot No. 12 of Block F of a subdivision known as Park Place, the plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book A, at page 119. Said lot has a frontage on the East side of Second Avenue of 50 feet and runs back in parallel lines 150 feet to a 10 foot alley. Also a portion of Lot No. 10 of Block F of a subdivision known as Park Place, the plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book A, at page 119; said portion of lot No. 10 fronting 10 feet on the East side of Second Avenue and running back in parallel lines 150 feet to a 10 foot alley. The entire property above conveyed has a total frontage of 60 feet on Second Avenue and running back in parallel lines 150 feet depth, and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Two Thousand Two Hundred and no/100 Dollars in the following manner One Hundred and fifty (\$150) dollars cash and the balance not less than twenty (\$20) dollars per month payable on the first day of each calendar month, beginning March 1, 1943. until the full purchase price is paid, with interest on same from date at six percent per annum until paid, to be computed annually and paid annually in advance on unpaid balance and if unpaid to bear interest until paid at the same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of ten per cent of amount due for attorney's fees, as is shown by his note of even date herewith. The purchaser shall pay all taxes assessments and insurance premiums while this contract is of force. He shall be given credit for all payments (less above charges) and interest computed on new principal.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Owner shall be discharged in law and equity from all liability to made said deed, and may treat the Purchaser as a tenant holding over after the termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of two hundred and forty dollars per year for rent, or for liquidated damages, or may enforce payment of said note.

The Purchaser agrees to buy the land and pay for the same, subject to the above conditions.

In Witness whereof we have hereunto set our hands and seals this 1st day of February, A. D. 1943.

In the presence of:

B. H. Trammell	(Owner)	W. G. Serrine	(SEAL)
Helyn C. Asbury	(Purchaser)	C. L. Hammett	(SEAL)

State of South Carolina,
Greenville County.

Personally appeared B. H. Trammell who says on oath that he saw C. L. Hammett and W. G. Serrine sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Helyn C. Asbury witnessed the same.

Sworn to before me this 1st day of February, 1943. A. D.

Heleyn C. Asbury (SEAL) B. H. Trammell.

Notary Public, S. C.

For Instrument to this Contract See Deed Books 362 Page 203

Recorded Feburary 1st, 1943 at 11:04 A. M. #1039 BY:E.G.

*For Assignment to this Contract See Deed Book 362 Page 204.
For Assignment, Assumption & Release See Deed Book 366 Page 11*