

State of South Carolina,

County of Greenville.

This agreement made and entered into this the 22nd day of July, 1912, by and between J.H. Rush, of the one part, and Lula Watson of the other,

WITNESSETH:

That for and in consideration of the amounts hereinafter to be paid, as hereinafter stated, the said J.H. Rush has bargained and sold, and will hereafter convey to the said Lula Watson the following described lot of land, on which there is situate a four room house, to wit:

All that piece, parcel and lot of land situate, lying and being on the North side of a twenty foot alley, running between Manley ( formerly Vulcan ) Street and Glover Street, between North and Ann Streets, in the City and County of Greenville, South Carolina, and being a portion of the lot of land conveyed to Henry Campbell by the Mountain City Land & Improvement Company, described as lot No. 15 on plat of the property of the said Mountain City Land & Improvement Company made by J.N.-Southern. The portion of the lot herewith described begins at a point on the North side of the said alley, 186 feet from Manley Street; thence with said alley N. 77 E. 62 feet to a stake on said alley and corner of lot No. 16; thence with the line of the last mentioned lot N. 13, W. 77 feet to a stake; thence S. 77 W. across lot No. 15 to a stake in the rear line of lot No. 13; thence with line of lots Nos. 13 and 14, S. 13 E. 77 feet to the beginning corner, being the same lot of land conveyed to J.H. Rush by Virginia D. Jones by deed dated the 10th, day of July, 1912, deed not yet recorded.

The terms of the purchase price of said lot of land are that the said Rush agrees to receive and the said Lula Watson agrees to pay to him, the sum of Six hundred and fifty Dollars (\$650.00) with interest from date until paid at the rate of eight per cent per annum, payable annually, and that the said principal and interest shall be paid as follows: One hundred dollars (\$100.00) and the interest on the whole amount due, to be paid one year from date; one hundred dollars (\$100.00) and the interest on the whole amount due, to be paid two years from date, and that the remainder shall be divided into two equal parts, one of which, with the interest on the whole amount due, shall be paid three years from date, and the other remaining part, with the interest due, four years from date.

It is further agreed by and between the parties that the said Lula Watson will pay all taxes that may be assessed against said property, and will keep the house thereon insured in a sum not less than three hundred dollars (\$300.00) and assign the policy to the said Rush, as his interest may appear.

It is further agreed by and between the parties hereto that if any payment herein provided for is not paid when due, the whole of the purchase price shall thereupon become due and payable, and the said Rush shall have the option to sue for the remainder due, or to re-enter and take possession of said property and in the event the latter course is pursued, it is hereby agreed that all sums which have up to that time been paid by reason of this agreement, shall be regarded as rent for the use and occupation of said premises, and that the said Rush shall not be obligated to otherwise account for, or return any of the same, nor shall he be under obligation to make any deed of conveyance of said property; upon the compliance with each and every condition and stipulation in this contract by the said Lula Watson, the said Rush will make her a good and sufficient deed to said property and thereby convey the same to her.

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