

State of South Carolina, }
County of Greenville

KNOWN ALL MEN BY THESE PRESENTS: we, D.H. Baldwin and his wife Cora Baldwin have agreed to sell to J. A. Martin a certain lot or tract of land in the County of Greenville, State of South Carolina, bring the tract of land sold by T. J. Fowler, Dec. to D.H. Baldwin Aug. 29, 1908 in Austin Township, containing 37 1/2 acres, more or less, we have sold this land to J. A. Martin on a basis of \$65.00 per acre and agree to have land surveyed and settle with J. A. Martin at \$65.00 per acre for the amount that may be determined to be in said tract of land we acknowledge receipt of \$450.00 in part payment of said land, balance to be paid on Jan. 2nd. 1917.

and execute and deliver a good and sufficient warranty deed therefor on condition that J. A. Martin shall

pay the sum of Two Thousand & Three & 75/100 Dollars in the following manner Jan. 2nd. 1917.

until the full purchase price is paid, with interest on same from date of maturity at 8 per cent. per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at 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 10% dollars for attorney's fees, as is shown by note of even date herewith. The purchaser agrees to pay all taxes, assessments and insurance premiums, while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due we shall be discharged in law and equity from all liability to make said deed, and may treat said J. A. Martin as 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 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand and seals this 1 day of Sept. A. D. 1916.

IN THE PRESENCE OF

G. E. Mayfield D. H. Baldwin (SEAL)
W. M. Cox Cora Baldwin (SEAL)
..... (SEAL)
..... (SEAL)

STATE OF SOUTH CAROLINA.
Greenville County.

Personally appeared G. E. Mayfield who says on oath that he saw D.H. Baldwin and Cora Baldwin sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with W. M. Cox witnessed the same.

Sworn to before me this 7 day of Sept. A. D. 1916.
W. D. Fowler (SEAL) Notary Public S. C. G. E. Mayfield