

State of South Carolina,)
 Greenville County.)

Contract for Sale of Land.

This agreement and contract for the sale and purchase of certain real estate is this 7th, day of August, A.D. 1922 entered into between Mrs. Fannie C. Norwood as Trustee, hereafter referred to as the seller and Geo. W. Long, hereinafter mentioned as the purchaser, to the following effect:-

That the purchaser as Trustee - does hereby agree and contract to sell and convey, and by this contract does sell and convey unto the purchaser and his heirs and assigns, a certain lot or parcel of land which is hereinafter specifically described, according to the terms and conditions of this Contract. That conveyance of said lot of land is to be made by the Seller unto the purchaser or his heirs and assigns on or before the 1st, day of October A.D. 1927 and is to be made by deeds in fee simple, free and clear of all encumbrances when the purchaser shall have paid or secured to be paid according to the terms hereof, the full purchase price of said lands.

That the purchaser does here by agree and contract to accept deeds to said lot of land within the time herein mentioned and to pay for same the sum of Fifty Thousand Dollars (\$50,000), said payment to be made when deeds properly executed are delivered within the term of this agreement - the time for the delivery of said deeds to be afixed by the purchaser. And said purchaser at his option, during the life of this contract may secure deeds to said property by paying as much as one-fourth of the purchase price in cash and executing unto the purchaser - a mortgage and note for the balance of said purchase price, said mortgage to cover the premises conveyed and said note and mortgage to provide for interest at the rate of 6 per cent per annum, payable semi-annually, with the usual provision for attorney's fees in case of default, same to mature on or before the 1st, day of Oct. 1927.

That the aforesaid purchase price of \$50,000.00 shall not bear interest before the execution and delivery of deeds, but in lieu of interest and as consideration for the use and occupancy of said premises said Geo. W. Long shall pay unto said Fannie C. Norwood as rental the sum of Two hundred and fifty Dollars (\$250.00) per month, beginning with the first day of Nov. A.D. 1922 and continuing thereafter on the first day of each month during the life of this contract. And as further consideration for the use and occupancy of said premises the said Geo. W. Long is to pay all taxes upon said premises and is to keep the buildings thereon insured in a sum of not less than \$ 0000.00 and the policy therefor to be assigned to said Fannie C. Norwood, Trustee as her interest may appear.

That should said Geo. W. Long be in default as to the conditions of the preceding paragraph for as long as 60 (sixty) days, then at the option of the seller herein this said contract may be terminated, said Geo. W. Long, or his heirs or assigns be considered tenants holding over after the expiration of a lease and forthwith ejected as provided by law in such cases.

That in order to insure and guarantee the faithful performance of all the terms and conditions hereof the said Geo. W. Long is this day causing to be executed unto said Fannie C. Norwood, Trustee a certain note and mortgage in the sum of \$5000.00, said note and mortgage being executed and delivered by Elizabeth H. Long, but with the specific understanding that she shall not be personally liable to any extent whatever exceeding and outside the property covered by said mortgage - that is no deficiency judgment may be taken against her on account of or by reason of said note and mortgage. And in case of default in any of the terms and conditions of this contract the said mortgage shall be subject to foreclosure.

(Over)