x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x--x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x--x-x-x-x-x

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State of South Carolina,
County of Greenville.

This Agreement, made in duplicate, this the 30 day of Nov. 1931, between T. C. Stone, of Greenville County, South Carolina, hereafter referred to as the Seller, and C. M. Ayers, of Calhoun Fall, S. C., hereinafter referred to as the Purchaser.

Witnesseth: That if the Purchaser shall first make payments complying with the terms and conditions herein required of the Purchaser, the Seller, does hereby agree to convey to the Purchaser in fee simple clear of all encumbrances except as herein stated by General Warranty Deed that tract of land situated, lying and being in Greenville County, S. C., and known and described as follows, to-wit:

Lot 4-5 of Block F,
of
Stone Estates.

An addition to Greenville, S. C., according to the plat as Recorded in the office of the R. M. C. of Greenville, S.C. The Price to be paid by the Purchaser is $139.00, payable as follows: $39.00, cash in hand paid on the signing of this contract, receipt of which is hereby acknowledged, and $25.00 on the annually day of each successive, after the date of this contract until fully paid, payable at the South Carolina National Bank of Greenville, S.C. the deferred balance bearing interest at the rate of 7% per annum, payable annually from date until paid. Should the purchaser pay the entire balance due on this contract at any time before interest date, the interest will be waived from the last interest date.

Purchaser assumes the payment of all taxes payable during the year 1932, and subsequent years.

The following are the additional terms and conditions of this contract:

First--It is agreed that time is of he essence of this agreement and of all of its conditions, and in the event any payment herein required ofthe purchaser shall become due and shall remain unpaid for more than ninety days the Seller may at his option declare all of the unpaid balance of the purchase price due and collectable at once on demand and proceed to collect the entire amount of the unpaid indebtedness with all accrued interest upon same.

(OVER)