

State of South Carolina. } Agreement.
County of Greenville. }

This memorandum of Agreement made and entered in to at Greenville, S.C., this April 3rd, 1923, by and between W.B. Hale, Party of the First and L.A. James, party of the Second Part, Witnesseth:-

That the party of the First Part agrees to sell unto the party of the Second Part and the party of the Second Part agrees to buy from the party of the First Part under the following terms and conditions hereinafter set forth, the following described land, to-wit:

"All that piece, parcel or lot of land in the County and State aforesaid, situate just outside the North of the City of Greenville, known as the West half of Lot No. 12 of subdivision of the Buist property, known as Oakland, plat made by W.D. Niles, on June 1st, 1911, and having the following meter and bounds, to-wit:- Beginning at a stake on the North side of Buist Avenue 200 feet from the corner of Rutherford Street (known as the Camp Road) and Buist Avenue, and running thence S. 64-30 E. 50 feet to an iron stake, being the center of Lot No. 12 as stated above, thence North 28-15 E. 189 feet and 6 inches to an iron pin, thence in a line parallel with Buist Avenue, 50 feet to the corner of Lot 2 and 3 to iron pin, thence 189 feet and 6 inches to the beginning corner, and being the same lot conveyed to me by B.B. Smith, by deed dated April 2nd, 1923, to be recorded."

The purchase price of said land and premises is fixed at Four Thousand (\$4,000.00) Dollars, the party of the Second Part is to pay all taxes and public assessments according to law on said property, and is to keep the building on said lot insured for three-fourths of its value in the name of the party of the First Part, against loss by fire, and is to pay 8% interest from the date of this agreement, payable semi-annually until paid in full, and is to pay on the principal two hundred fifty (\$250.00) Dollars each six months, the first payment to be made October 3rd, 1923, and thereafter every succeeding six months until paid in full.

P hereby assigns any interest in within County to L.A. James this 10 day September 1926 J.A. James

(over)