

State of South Carolina,  
County of Greenville.

This Agreement made and entered into at Greenville, S. C. this 26th day of March, 1945, by and between J. S. Watson, hereinafter designated as the Seller and Lee Henderson, hereinafter designated as the purchaser, Witnesseth:

The Seller agrees to sell and does hereby sell unto the purchasers the property hereinafter described at and for the consideration hereinafter stated.

The purchaser agrees to purchase and does hereby purchase said property and agrees to pay unto the seller as the purchase price therefor the sum of twelve hundred fifty dollars, (\$1250.00). Five hundred and no/100 (\$500.00) Dollars to be paid upon the signing of these presents and the balance to be paid in annual installments of \$100.00 each, and a final installment of fifty dollars. Said yearly installments to be paid on the 26th day of March of each succeeding year hereafter. The deferred portion of the purchase price to bear interest at the rate of six per cent (6%) per annum, payable annually.

Upon default by the purchaser in payment of said annual installments or interest, the within contract shall terminate and all interest of the purchaser in said property shall cease. Whereupon the seller shall have the right to re-enter possession of said premises and retain the amounts so paid on the within contract as liquidated damages.

Upon payment of said purchase price by the purchaser, the seller hereby binds and obligates himself, his heirs, executors or Administrators to execute unto the purchaser a good and sufficient deed conveying said property to the purchaser free and clear of liens and encumbrances with dower renounced thereon.

The parties hereto bind themselves to the full performance of all terms and conditions contained herein.

The property herein concerned is described as follows:

All that certain parcel or tract of land situate in Butler Township, County and State aforesaid, containing 10 acres, more or less, and according to plat of same made by Pickell and Pickell, Engineers, March 17, 1945, more particularly described as follows:

Beginning at an iron pin on paved road from Greenville to Pelham, corner of property sold to Robert McDaniel, and running thence along line of McDaniel property, S. 23-30 W. 1045 ft. to iron pin on line of Walter Griffin property; thence along Griffin line and line of F. B. Ferguson property, N. 30-00 W. 756.4 ft. to iron pin in middle of the road; thence along middle of said road N. 61-30 E. 549.1 ft. to bend; thence still along middle of said road N. 41-30 E. 222 ft. to iron pin; thence S. 49-58 E. 209 ft. to the point of beginning.

This being a portion of the property conveyed to J. S. Watson by Emily Mocre Carpenter by deed dated March 6, 1945.

Witness our hands and seals at Greenville, South Carolina, this 26th day of March, 1945.

Witness:

W. B. McGowan  
Helen H. Owens

J. S. Watson L. S.  
Seller

Lee Henderson L. S.  
Purchaser.

State of South Carolina,  
County of Greenville.

Personally before me appeared Helen H. Owens and made oath that she saw the within named J. S. Watson, as Seller and Lee Henderson, as purchaser, sign, seal and as their act and deed deliver the within written contract and that she with W. B. McGowan witnessed the execution thereof.

Sworn to and subscribed before me,  
this 26th day of March, 1945.

Helen H. Owens.

W. B. McGowan L. S.

Notary Public for S. C.

S. C. Stamps 32¢

Recorded March 28th, 1945 at 10:07 A. M. #3642 BY:E.G.