

State of South Carolina,

County of Greenville

FILED
GREENVILLE S.C. 29710

MAR 31 2 37 PM 1949

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS: W. J. Kelley and Sue Kelley M.C.

..... have agreed to sell to
.....
E. L. Hall a certain lot or tract
of land in the County of Greenville, State of South Carolina, on Apoka Avenue, fronting 75' (seventy
five feet) thereon with a depth of 107' (one hundred seven feet) and adjoins
property of the Paris Mt. Holiness Baptist church known as the Camp Meeting Ground.

The monthly payments of \$50.00 as noted herein shall be applied first against
6% interest on the purchase price of \$5,000.00 and the balance against the principal.
As stated, the purchase price is \$5,000.00 but the sellers agree to execute their
deed when \$2,500.00 has been paid on the principal conditioned upon the seller
executing his mortgage in the amount of \$2,500.00 with six per interest payable
\$50.00 on the first day of each month, said payment to be applied first against
interest and the balance against the principal.

It is further agreed that the clause herein pertaining to the options of
the sellers concerning cancellation hereof in event of default shall not be applied
unless and until the purchaser is three months in default of payments.

Privilege is given to anticipate in whole or in part on the first day of
any month.

and execute and deliver a good and sufficient warranty deed therefor on condition that E. L. Hall shall
pay the sum of Five Thousand (\$5,000.00) Dollars in the following manner

Fifty Dollars per month commencing January 1st, 1949 and continuing thereafter with
monthly payments on the 1st day of each and every month until the sum of Twenty-
Five Hundred Dollars has been applied against the principal at which time the sellers
agree to execute their deed to the premises above and the purchaser agrees to give a
mortgage for the balance of \$2,500.00 with six per cent interest payable \$50 monthly
until the full purchase price is paid, with interest on same from date at 6 per cent per annum until paid
to be computed and paid monthly, 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 provided by

note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force and to further
carry \$2,000.00 fire and extended coverage insurance payable to seller and to maintain
premises in good order.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due
sellers shall be discharged in law and equity from all liability to make said deed, and may treat said

purchaser as tenant holding over after termination,
or contrary to the terms of lease. and shall be entitled to claim and recover, or retain if already paid
the sum of Fifty dollars per month 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 hands and seals this 7th day of
December A. D. 1948

In the presence of
James Adney
John ...

W. J. Kelley (SEAL)
Sue Kelley (SEAL)

I agree to the above:
E. L. Hall
E. L. Hall