

Q. Q. Q.

State of South Carolina,

County of Greenville,

Know all men by these presents:, That I, Thos. I. Charles, have agreed to sell to Peter-Hellams a certain lot or tract of land, in the County of Greenville, State of South Carolina, in Greenville Township, in Ward Six of the City of Greenville, on the South side of Wilkins Street, and having the following metes and bounds: Beginning at a stake on said Wilkins Street at the corner of lot conveyed to Harry Moseley: thence with said Wilkins Street S. $84\frac{1}{2}$ W. fifty-one feet to a stake on said Street; thence S. $51\frac{1}{2}$ E. three chains sixteen links to a stake on line of Wm Wilkins; thence with line of said Wm. Wilkins N. $84\frac{1}{2}$ E. fifty-one feet to a stake; thence with line of said Harry Moseley N. $51\frac{1}{2}$ W. three chains and sixteen links to the beginning corner, and being the same conveyed to me this day by Maria C. Davis deed to be hereafter recorded.

on condition that he shall pay all taxes thereon and also the sum of One hundred and ten no/100 dollars in the following manner: on the 12th., day of April, 1908, with interest on same from date at eight per cent per annum until paid, to be computed and paid annually 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 ten per cent of the whole amount dollars for Attorney's fee, and said Peter Hellams having give his note for the amount due as aforesaid,

It is agreed that time is of the essence of this contract, and if said payments of

every kind be not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said Peter Hellams as tenant, holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover or retain if already paid the sum of Fifty no/100 dollars per year for rent, or by way of liquidated damages, or may enforce payments of said note.

In witness whereof I the said Thos. I. Charles have hereunto set my hand and seal this

12th., day of April A.D. 1907.

In the presence of.

T.K. Earle,

Thos. I. Charles, (Seal)

Geo B. Thruston.

State of South Carolina,

Greenville County.

Personally appeared Geo. B. Thruston, who says on oath that he saw Thos. I. Charles, sign seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with ----- witnessed the same.

Sworn to before me this 18th., day of April A.B. 1907.

T.K. Earle, (Seal)

Geo. B. Thruston.

Not. Pub. S.C.

Recorded May= 6th., 1907.