

Q. Q. Q.

State of South Carolina, ( Bond for Title 75 60)  
County of Greenville.

This agreement made and entered into this the 1st, day of December, 1908, between Chapin Springs Land Company, party of the first part, and Enoree Academy, party of the second part. Witnesseth:

That the said party of the first part in consideration of the sum of Five Thousand (\$5,000.00) dollars to be paid to it in the manner hereinafter specified, hereby agrees to sell unto the said party of the second part, All that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the South side of McKay Street, being all of that piece of land owned by the Chapin Springs Land Company on the South side of McKay Street, containing Four (4) acres, more or less, on which there are two houses, See plat recorded in R.M.C. office for Greenville County in Book A., page 172 and 173, and the said party of the second part hereby agrees to pay or cause to be paid to the said party of the first part, the said sum of Five Thousand (\$5,000.00) dollars in the manner following: One Thousand (\$1,000.00) dollars upon the execution of this agreement, ( the receipt whereof is hereby acknowledged) and on or by the 1st, day of June 1909, the balance to wit: Four Thousand (\$4,000.00) dollars with interest from this date at the rate of eight per cent per annum to be secured by first mortgage on said premises; One Thousand (\$1,000.00) dollars thereof due and payable on the 1st, day of December, 1909; One thousand (\$1,000.00) dollars due and payable on the 1st, day of December 1910; One Thousand (\$1,000.00) dollars on the 1st, day of December, 1911, and One thousand (\$1,000.00) dollars on the 1st, day of December, 1912, with interest at the rate of eight per cent per annum, payable semi-annually.

Said Party of the second part also agree to pay all taxes and assessments that shall be taxed or assessed on said premises from the date hereof until said sum shall be fully paid as aforesaid, and the said party of the first part on receiving the mortgage for the balance of the purchase money as aforesaid, will at its own cost and expense, execute and deliver to the said party of the second part, a good and sufficient deed with the usual covenants of warranty.

It is mutually agreed between said parties that the said party of the second part shall have possession of said premises from the 1st, day of November, 1908 and the party of the first part guarantees the payment of the rent from said premises to the said party of the second part at the rate of Twenty (\$20.00) dollars per month from November 1st, 1908 until the 1st, day of August, 1909, said rent to be collected by the party of the first part and applied, however, to the payment of the interest due on the balance of purchase price of said premises, the party of the second part agreeing to keep said premises in as good condition as they are in at the date hereof until the said sum shall be paid as aforesaid, and in case of failure on the part of the said party of the second part to fulfill this contract, it is understood that said party of the second part is to forfeit the sum of Five hundred (\$500.00) dollars.

In witness whereof, said parties have hereunto set their hands and seals in duplicate, the day and year first above written.

In presence of.  
Cora D. Hill,  
Oscar Hodges,

Chapin Springs Land Co., (Seal)  
By, L.B. Houston, Prest. (Seal)  
By, E.A. Gilfillin, Secy. & Treas. (Seal)

Enoree Academy, (SEal)  
By, Jno. E. Washington,  
J.O. Allen,  
B.J. Jackson  
Trustees.

State of South Carolina,  
County of Greenville.

Personally appeared before me, Cora D. Hill, who, on oath, says: that she saw the within named Chapin Springs Land Company by L.B. Houston, Pres. and E.A. Gilfillin, Secy. and Treas. and Enoree Academy by Jno. E. Washington, J.O. Allen, B.J. Jackson, Trustees, sign, seal and as their act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned, and that she with Oscar Hodges witnessed the execution thereof. Sworn to and subscribed,

before me this the 1st, day  
of December, 1908.  
Oscar Hodges, (Seal)  
Notary Public for S.C.

Cora D. Hill,

Recorded December 9th, 1908.