

Q. Q. Q.

State of South Carolina,
County of Greenville.

This agreement made and entered into this the 9th., day of September A.D. 1909 by and between T.F. Hunt of the first part and A.K. Manos and P.J. Alexas of the second part,
Witnesseth:

That said T.F. Hunt for and in consideration of the sum of Forty eight hundred dollars to be paid as hereinafter provided, has bargained, sold and will convey to the said A.K. Manos and P.J. Alexas their heirs and assigns,
All that lot or parcel of land situate on the West side of South Main Street in the City and County of Greenville, South Carolina,
Beginning on said Street line at a point forty one feet and seven inches from the intersection of Main and Broad Street, and runs; thence along the line of the lot the said Hunt has heretofore agreed to convey to Bridges and Haley, one hundred feet to an alley; thence in a line parallel with and one hundred feet from said Main Street, twenty-four feet; thence in a line parallel with the said Bridges and Haley line one hundred feet to said Main Street; thence along said Street twenty-four feet to the beginning corner being part of the lot conveyed to said Hunt by Sallie Davison.

For the said lot of land the aforesaid A.K. Manos and P.J. Alexas hereby agrees to pay to the said Hunt the sum of Forty-eight hundred dollars as follows:

Five hundred dollars upon the execution and delivery of this contract;

One thousand dollars, six months from date and one thousand dollars at intervals of every six months thereafter and three hundred dollars six months from the date of the last Thousand dollars which added to the former payments make Four thousand dollars, so that every six months until four thousand dollars have been paid, the sum of one thousand dollars shall be paid and after that and within six months, the sum of Three hundred dollars shall be paid, together with interest on the whole of the deferred payments (forty three hundred dollars) at the rate of eight per cent per annum from date until paid, payable annually and if not so paid to draw interest at the same rate as the principal until paid, and if any part of said sums are collected by an attorney, by suit or through Court, an additional amount equal to ten per cent of the amount so collected shall be paid as attorneys Fees by said Manos and Alexas

It is further agreed that when the whole of said sum of forty-eight hundred dollars with all interest due thereon is paid, the said Hunt will execute and deliver to said Manos and Alexas, their heirs and assigns a good and sufficient deed to said Lot; or if said Manos and Alexas so desire, and request when they have paid as much as Twenty-five hundred dollars of said sum,

the said Hunt will execute and deliver to them a good and sufficient deed to said lot upon them executing and delivering to him their note for the balance of said Sum with interest as provided herein and due and payable according to the foregoing terms herein together with a first mortgage on said lot securing said note and interest.

It is further agreed that should said Manos and Alexas their heirs and assigns fail or refuse to make any payment when due according to the terms hereof, or fail and refuse to keep and perform any condition, term or stipulation herein, then the said Hunt may declare this contract thenceforth null and void and any sum or sums that may have been paid him hereunder may be kept and retained by him as rent for said premises and liquidated damages, and the said Hunt shall have the right to re-take possession of said premises and remove all persons therefrom and be under no obligation to account to the said Manos and Alexas, their heirs and assigns, for said premises, improvements or appurtenances thereto.

To the full and complete performance of this contract in all of its terms and conditions stipulations and payments & the one part with the other, the parties hereto do bind themselves, their executors, administrators, heirs and assigns firmly by these presents, as witness their hands and seals in Duplicate the day and year first above written.
Signed, sealed and delivered

in the presence of:

J.C. Fitzgerald,

J.R. Rutledge,

A.K. Manos, (Seal)
his

P.J. X Alexas, (Seal)
mark

T.F. Hunt, (Seal)

South Carolina,
Greenville County

Personally comes before me J.C. Fitzgerald and makes oath that he saw the within named T.F. Hunt, and A.K. Manos and P.J. Alexas sign, seal and as their act and deed deliver the within contract and that he with J.R. Rutledge witnessed the execution of the same.

Sworn to and subscribed before me this the 9th.,
day of September, A.D. 1909.

J.R. Rutledge, (SEal)

Not. Pub. S.C.

J.C. Fitzgerald

Recorded Jan. 10th., 1910.