

State of South Carolina,

County of Greenville.

This Agreement made and entered into this the 26th, day of September, 1912, by and between M.W.-
Speights of the one part, and Luta Lee of the other,

WITNESSETH:

That for and in consideration of the amounts to be paid, as hereinafter stated, the said M.W.-
Speights has bargained and sold, and will hereafter convey on the terms and conditions hereinafter
stated, to the said Luta Lee All that lot of land on the North side of Ann Street, in the City and
County of Greenville, South Carolina, beginning at a point seventy ft. West of Manley Street, and
runs thence N. 12.30 W. 95 ft. and 5 in. thence S. 77.30 W. 37 ft.; thence S. 12.30 E. 96 ft.
and 2-1/2 in. to Ann Street; thence with it N. 80 E. 37 ft. to the beginning.

The terms of the said purchase and sale are, that the said Speights agrees to receive, and the
said Luta Lee to pay for said land the sum of Eleven Hundred Dollars (\$1100.00) One hundred and
fifty Dollars (\$150.00) upon the signing and sealing of these presents, and the remainder to draw
interest at the rate of eight per cent per annum from date until paid, payable semi-annually
and if not so paid, to draw interest at the same rate as the principal until paid, that said
principal and interest is to be paid as follows: \$10.00 thirty days from the 23rd, day of September
1912, and \$10.00 each and every thirty days thereafter until said principal and interest is paid
in full.

It is further agreed by the parties hereto that the said Luta Lee will pay all taxes that may be
assessed against said property, and will keep the buildings thereof, if any insured in a sum not
less than Three hundred Dollars, and assign the policy to the said Speights as her interest
may appear.

It is further agreed by and between the parties hereto that if any payment or interest is not paid
when due according to the terms hereof, the whole of the purchase price shall thereupon become due
and payable, and the said Speights shall have the option to sue for the remainder due, or to
re-enter and take possession of the said property, and in the event the latter course is pursued,
it is hereby agreed that all sums which have up to that time been paid by reason of this agreement
shall be regarded as rent for the use and occupation of said premises, and that the said Speights
shall not be obligated to otherwise account for, or return any of the same, nor shall she be
under obligation to make any deed of conveyance of said property; upon the compliance with
each and every condition and stipulation in this contract by the said Luta Lee, the said
M.W. Speights will make her a good and sufficient deed to said property, and thereby convey the
same to her.

In witness whereof the parties hereto do bind themselves, their heirs, executors and
administrators firmly by these presents, and in duplicate set their hands and seals the day and
year first above written.

As to (Willie Brier,
Luta Lee. (R.Y. Hellams,

M.W. Speights, (Seal)

Signed, sealed and delivered
in the presence of:
As to (Eva S. Calvert,
M.W. Speights (Carolyn S. O'Neale,

Lutie Lee, (SEal)

South Carolina,

Greenville County.

Personally appeared before me Eva S. Calvert who on oath says that he saw the foregoing M.W. Speights