

State of South Carolina, }
County of Greenville

KNOWN ALL MEN BY THESE PRESENTS: That I, Geo. W. Serrine..... have agreed to sell to

William L. Sarratt..... a certain lot or tract of land in the County of Greenville, State of South Carolina, in Greenville Township, beginning at an iron pin at the North west corner of Brandon Road and O'Neal Avenue and running thence with Brandon Road in a northerly direction sixty-five feet and ten inches to an iron pin; thence in a line parallel to O'Neal Avenue in a westerly direction one hundred and forty-six feet to an iron pin; thence in a southerly direction parallel to Brandon Road sixty-five feet and ten inches to O'Neal Avenue; thence with O'Neal Avenue in an easterly direction one hundred and forty-six feet to the beginning corner, being known as lot No. 6 in block "K" on a plat of City View Land Company made by R. G. Rogers and being a portion of the same conveyed to me by Walter G. Harris November 4, 1909, deed recorded in Book E, page 210.

I hereby surrender all my rights under the contract to the owner of the property and he returning the contract to me to be returned to this office 15/1916. William L. Sarratt Geo. W. Serrine

and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall

pay the sum of seven hundred fifty no/100 Dollars in the following manner..... in installments of ten dollars cash and ten dollars per month due and payable on the first day of each calendar month after date,

until the full purchase price is paid, with interest on same from date at seven 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.

dollars for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes, assessments and insurance premiums, while this contract is in force.

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

as tenant holding over after the 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 seventy-five dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 21st. day of February A. D., 1916...

IN THE PRESENCE OF
Mrs. N. E. Dowling..... (SEAL)
Nannie L. Farnsworth..... (SEAL)

STATE OF SOUTH CAROLINA.
Greenville County.

Personally appeared Mrs. N. E. Dowling..... who says on oath that he saw the within named Geo. W. Serrine..... sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Nannie L. Farnsworth..... witnessed the same.

Sworn to before me this 25 day of March A. D., 1916.....
A. B. Ingram (SEAL) Notary Public S. C. Mrs. N. E. Dowling