

State of South Carolina,
Greenville County.

This agreement made by and between Cherokee Land Company, a corporation and James B. Taylor at Greenville, S.C., this 9th day of June, 1914, witnesseth:

That said Company agrees to sell unto said James B. Taylor lot number 45 (forty-five) of North Cherokee Park, having thereon a dwelling house, said lot being represented by a plat recorded in the office of the Register of Mesne Conveyance for said Greenville County in Plat Book "C", page 96, said lot has a frontage on Keowee Avenue of sixty feet (60) and runs back to an alley about one hundred and seventy-three feet (173) in depth.

The price of said house & lot is fixed at two thousand two hundred and fifty dollars (\$2,250.00) with interest from date of this agreement at eight per cent. per annum, payable semi-annually until paid in full; all interest unpaid when due to bear interest at same rate as the principal, and if the collection of this obligation is made by suit or by an attorney or by legal proceedings of any kind, if payment of said money is enforced, then in that event said James B. Taylor shall pay an additional sum of ten per cent. of the amount as an attorney's fee, and the said company holds the note of said James B. Taylor of even date with these presents, and it is further agreed that if said James B. Taylor fails to pay interest when due then the whole amount of this obligation shall become due and collectible at the option of the said Company.

The said James B. Taylor shall pay said sum of two thousand two hundred and fifty dollars (\$2,250.00) on or by five years from date with interest thereon.

Said James B. Taylor shall keep the buildings on said lot insured satisfactorily to the said company, and said company shall hold said insurance policy as a part of it's security for the performance of this agreement, said James B. Taylor shall keep all buildings on said lot in reasonable repair and shall pay the taxes on said premises.

In the event that said James B. Taylor shall perform this agreement and shall pay for said house and lot as provided herein, then said Company shall make unto him a good fee simple conveyance, with general clauses of warranty, as to the title, free from any lien or incumbrances.

For further security, for the performance of this agreement and the payment of the money hereunder, the said James B. Taylor does hereby give unto said company a lien and claim against all his right, title and interest in and to, whether legal or equitable, hereby assigning to said company and it's

successors his interest in all that certain lot in the City of Greenville, in State and County aforesaid, on East Toy Street, having a frontage on said Toy Street of seventy-one feet (71) and eight inches (8) and a depth of two hundred feet (200) being same lot conveyed by T.W. Steading

to Home Building Association, deed recorded in said R.M.C. in Deed Book 6, page 44, dated July 29th, 1910, for which said James B. Taylor holds a contract or bond for title from Home Building Association and Piedmont Savings and Investment Company, and he owes about two thousand five hundred dollars (\$2,500.00) on said lot, this lien and claim being subject to what he now owes said

companies as herein stated amounting to about two thousand five hundred dollars (\$2,500.00). If the said James B. Taylor shall fail to meet said payments as expressed herein according to his note, then said Company shall not be bound to convey said lot, and said Company may at any time re-enter and repossess said lot, and if said company elects to repossess said lot without suit, then it shall deliver unto said James B. Taylor his note and cancel said debt, except that said James B. Taylor shall still be liable hereunder for two hundred dollars per year rent for said -

For copy received Cherokee Land Co. hereby release the lot of Book 6 of Deed Book 6 - West. S. Patterson - 2nd 23-1918.