

This Agreement, made and entered into this the twenty-second day of March, in the year of our Lord, One Thousand nine Hundred and Twenty, by and between Louise G. Gihon of Simpsonville, Greenville County, South Carolina, party of the first part and Decator P. Cox, of the same County and State, party of the second part; Witnesseth: That the said party of the first part, for and in consideration of the sum of thirty-nine thousand Eight hundred (\$39,800.00) Dollars, to be paid and secured as hereinafter set forth, hereby covenants and agrees to sell and convey unto the said party of the second part, and the said party of the second part agrees to purchase from the party of the first part, all the following described piece, parcel or lot of lands situate, lying and being in Fairview Township, Greenville County State of South Carolina, on the waters of Rocky Creek and known as part of the Esquire T. B. Goldsmith tract, and being the same lands devised to the said party of the first part and Janie G. Little by T. B. Goldsmith, and the same land described in a deed of conveyance from Janie G. Little to said party of the first part, containing one hundred and ninety nine (99) acres, more or less, and there being thereon one Eight room dwelling house and six tenant houses, the same being all the lands the party of the first part owned in Greenville County, South Carolina, said land adjoining the lands of Mrs J. G. Little, J. F. Richardson and Simpsonville Cotton Mills property; which said sum of Thirty nine Thousand Eight Hundred Dollars, the purchase price of said lands is to be paid as follows: Nineteen thousand nine Hundred Dollars to be evidenced and secured by one negotiable promissory note, to be signed by the party of the second part, and payable to the party of the first part or order, and to be of even date herewith and to be due and payable on or before the first day of January, nineteen Hundred and Twenty-one, and to bear interest from the date of its maturity at the rate of seven per centum per annum, and to be endorsed by J. W. Dupree and J. P. Childers; and the balance, to-wit: Nineteen Thousand nine Hundred Dollars to be evidenced and secured by one certain negotiable promissory note to be signed by the party of the second part and to be secured by first

mortgage upon said lands, which note and mortgage are to be executed and delivered to the party of the first part, simultaneously with the delivery of the deed on the first day of January, 1921, said note to bear interest from its date, January first, 1921, at the rate of seven per centum per annum, interest and principal payable on or before one year after its date. It is distinctly understood and agreed that the said party of the first part shall remain in possession of said lands and receive the rents arising therefrom until the first day of January 1921, and that she shall pay all taxes on said land to January first 1921. It is further covenanted and agreed between the parties hereto, and made obligatory upon their heirs, executors, administrators and assigns, that the deed agreed to be executed hereunder shall not be executed and delivered unto the party of the second part, his heirs or assigns, until said first note above recited shall have been paid in full; but upon payment of said note and the execution and delivery of the second note above recited, and the mortgage above provided for, the said party of the first part, hereby binds herself, her heirs, executors and administrators to execute and deliver to the said party of the second part, his heirs, executors, administrators or assigns, a deed of General Warranty in fee simple for said above described lands, in full compliance with the laws of the State of South Carolina. The said party of the first part hereby agrees to continue to carry and keep in force the same amount of fire insurance she now has upon said property until the delivery of the deed hereunder, and in the event of loss by fire before the delivery of the said deed the amount of insurance paid by reason of any loss by fire shall be credited upon said note first above described. The lands herein agree to be conveyed shall be conveyed free and clear of and from any and all liens and encumbrance and possession shall be delivered on or before January first, 1921, upon compliance with the agreements and covenants herein before set forth. In testimony whereof, the said parties