

State of South Carolina,
County of Greenville.

This Agreement made and entered into this the 18, day of May 1925 by and between W.W.Hellams, Executor of the Estate of R.Y. Hellams, of the one part and Colfax Humphreys and Scott Sanders of the other part.

Witnesseth:

That the said Hellams has hereby sold and will convey as is hereinabove stated, upon the terms and conditions hereinabove stated to the said Humphries and Scott that certain lot of land situate in the City and County of Greenville, South Carolina, and known and designated as the other part of Lot No. 2 in the division of the estate of M.A. Callahan, deceased, and described as follows: Beginning at a stake on Calhoun Street, corner of lot formerly owned by E.S.-Roundtree, running thence with Calhoun Street S. 18-1/2 W. 46 feet to a stake; thence S. 71-1/2 E. 193 feet to a stake; thence N. 20-1/2 W. 57-1/2 feet, more or less, to a stake at corner of E.S.-Roundtree's lot; thence N. 71-1/2 W. along the lot of E.S. Roundtree 157 feet, more or less, to stake on Calhoun Street, the beginning corner. This being the remainder of the lot conveyed to J.F. Payne by D.P. Verner, Master, by deed recorded in Vol. BBB, page 688.

The terms and conditions are as follows: Purchase price \$1,650.00 with interest from date at the rate of eight per cent per annum payable semi-annually and all interest not so paid to draw interest at the same rate as the principal and if above amount or any part is collected by an attorney, by suit or through Court, the purchasers will pay an amount additional equal to ten per cent of amount due, as attorney's fees.

The said purchasers will pay and the seller agrees to receive the principal as follows: \$25.00 each and every month which sum is exclusive of interest, until the full purchase price has been paid, that is to say \$25.00 on the 1st, day of June 1925, and \$25.00 on the 1st, day of each and every consecutive month thereafter until paid as aforesaid.

It is agreed that if any interest or payment is not paid when due the seller may at his option terminate this contract, re-enter and take possession, and remove all persons therefrom without suit or process.

It is further agreed that the purchasers keep the buildings on said lot fully insured from loss by fire and assign the policy of insurance to the seller; and also to pay all taxes and assessments against said property. In the event the seller re-enters and takes possession under the term of this contract, all money paid up to that time shall be kept by him as payment of rent for the use and occupancy of said premises and as liquidated damages.

Upon full compliance with the terms of this contract the seller will make or cause to be made a good and sufficient deed and convey said premises to them or their order.

In witness whereof the parties do hereto set their hands and seals in duplicate this the day and year as above written.

J.N. Harling,
J.F. Ashmore.

Colfax Humphreys (Seal)
Scott Sanders (Seal)
W.W. Hellams (Seal)

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Personally comes before me J.F. Ashmore who on oath says that he saw the within named W.W.-Hellams, as Executor and Colfax Humphreys and Scott Sanders sign, seal and as their act sign the foregoing contract, and that he, with J.N. Harling witnessed the execution thereof. Sworn to and subscribed before me this 18th, day of May, 1925.

I. Clyde Peeler
Notary Public, S. C.

J.F. Ashmore

Recorded May 19th, 1925, at 10:30 A.M.

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