

State of South Carolina.
County of Greenville.

Know all men by these presents: That C. E. Gunter has agreed to sell to Walter C. Phillips a certain lot or tract of land in the County of Greenville, State of South Carolina, described as follows: Lot No. 95-B. Beginning at an iron pin 200 feet (more or less) from bridge at foot of Hill on East Washington Road, on the North side of East Washington Road, running thence with East Washington Road fifty (50) feet East to an iron pin joint corner lots # 94 + # 95; thence with line of lot # 94 North one hundred and forty-two and half (142 1/2) feet to an iron pin in rear; thence West fifty (50) feet more or less to an iron pin joint corner of lots # 95 + 96; thence along with line of lot # 96 South one hundred, forty-two + half (142 1/2) feet to East Washington Road to the point of beginning; Being lot # 95 of map of East Park, part of Sage addition, and recorded in plat Book A, page 383, R. M. C., office for Greenville County, South Carolina, conveyed by deed dated March 14th, 1925 from J. D. Shepherd to C. E. Gunter and recorded in Deed Book Vol. 103, page 111, R. M. C. office Greenville County, S. C.

In consideration of Twenty-six hundred fifty (\$2,650.00) Dollars the Seller hereby agrees to execute and deliver a good and sufficient title unto the purchaser free of liens or encumbrances on condition that the purchaser shall pay the above amount in the following manner:

- \$200.00 -- Cash, the receipt of which is hereby acknowledged.
- \$2,450.00 -- Balance as follows:
 - \$25.00 -- per month, payable monthly on the first day of each month until paid in full; first monthly payment beginning on first day of April, 1926 A.D., and balance of the full purchase price, with interest on same at the rate of eight per cent per annum, said interest to be deducted from the above stated monthly payment at the end of each month. And if unpaid to bear interest at same rate of 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 for attorney's fee.

The purchaser -- agrees to pay all taxes and insurance premiums while contract is in force; taxes from January 1926; Insurance premium from expiration of present policy covering the property, and to keep house in repair.

It is agreed that the date of this contract is 23rd day of February 1926, and if the payments are not made when due and within sixty days from date of when due, the Seller -- shall be discharged in law and equity from all liability to make said deed, and may treat said purchaser as tenant holding over after termination or contrary to the terms of this lease, and shall be entitled to claim and recover or retain if already paid the sum of Three hundred and sixty (\$360.00) Dollars per year for rent, (next page).

or by way of liquidation damages, or may enforce payment of said amount.

It is understood and agreed that the purchaser is hereby granted the privilege of anticipating payments on or before sixty months from date of this contract.

possession of dwelling to be given on 23rd day of February, 1926.

In witnesses whereof we have hereunto set our hands and seal this 23rd day of February 1926, A.D.

In presence of
 Carrie Ann Meare,
 J. W. Lanford
 us to purchaser.

Walter C. Phillips,
 Purchaser.

C. E. Gunter
 Jeannie S. Gunter
 James F. Dauvenpost
 Sealers.

State of South Carolina
County of Greenville.

personally appeared George Norwood, who says on oath he saw C. E. Gunter, Jeannie S. Gunter, + Jas. F. Dauvenpost, sign, seal, and deliver the foregoing instrument for the use and purposes therein mentioned, and that he with J. W. Lanford witnessed the same.

Sworn to before me this 23rd day of February, 1926, A.D.

George Norwood,
J. W. Lanford,
Notary Public for South Carolina.
State of South Carolina.
County of Greenville.

personally appeared J. W. Lanford who says on oath he saw Walter C. Phillips sign, seal and deliver the foregoing instrument for the use and purposes therein mentioned, and that he with Carrie Ann Meare witnessed the same.

Sworn to before me this 23rd day of February, 1926, A.D.
Wm. C. Henderson,
Notary Public for South Carolina.

Recorded March 6th, 1926, at 11:57 A.M.

END OF DOC