

State of South Carolina,
County of Greenville.

Known all men by these presents; I, Thomas C. Perry have agreed to sell to F. E. Hammond a certain lot or tract of land in the County of Greenville, State of South Carolina, designated as lot No. 81 of the subdivision known as Augusta Circle, as shown on a plat of record in the R. M. C. office for Greenville County, South Carolina in Plat Book "F", page 23, and having according to said plat a frontage on Tomassee Avenue of 50 feet, and 150 feet on Winyah Street, said lot being on the southwest corner of Tomassee Avenue and Winyah Street, a better discription of which is contained in deed of Melville C. Westervelt as trustee to Thomas C. Perry, dated January 19th, 1923, recorded in R. M.C. Office Greenville County, South Carolina, in Vol. 96, page 418.

and execute and deliver a good and sufficient warranty deed therefor on condition that F. J. Hammond shall pay the sum of Thirty Four Hundred Dollars in the following manner \$35.00 monthly beginning in August 1929, and a like amount each month thereafter until paid, with privilege of increasing payments at any time., until the full purchase price is paid, with interest on same from date at seven per cent, per annum until paid to be computed in above payments, 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 One Hundred dollars for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes 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 F. J. Hammond as tenant holding over after termination, or contrary to the terms of lease, and shall be entitled to claim and recover, or retain if already paid the sum of all dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seal this 29th day of July A. D. 1929.

In the presence of:

Frank Perry.
R. Emmett Chatfield.
Witness for Thomas C. Perry.
F. S. Barnes.
Witness for F. J. Hammond.

Thomas C. Perry (SEAL)
F. J. Hammond (SEAL)

Receipt of Ten dollars is hereby acknowledged to bind this contract.

State of South Carolina,
County of Greenville.

Personally appeared F. S. Barnes, who says on oath that he saw Thos. C. Perry, Witness by R. Emmett Chatfield and F. J. Hammond witnessed by F. S. Barnes, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with R. Emmett Chatfield witnessed the same.

Sworn to before me this 29 day of July A. D. 1929.

F. S. Barnes.

D. P. Williams (SEAL)
Notary Public, S. C.

State of South Carolina,
County of Greenville.

Personally appeared before me Frank Perry, and made oath that he saw the within named Thomas C. Perry, sign, seal and as his act and deed, deliver the within instrument and that he with R. Emmett Chatfield, witnessed the execution thereof.

Sworn to before me this 23rd, day of Sept. A. D. 1931.
D. P. Williams, (SEAL)

Frank Perry.

Notary Public S. C.

Recorded this the 23rd, day of September 1931, at 4:50 P. M.

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