

State of South Carolina
County of Greenville

This contract made this 25th day of January 1928
between L. A. Mills hereinafter known as Seller and
John David, hereinafter known as the Buyer.

1. That in the consideration of the terms, conditions and
the money paid and to be paid, as hereinafter stated, the
said Seller doth hereby agree to sell and by general warranty
deed convey unto said Buyer, for the price and under the
conditions hereinafter set forth, the following property, to wit:
Lot No. 7 of the L. A. Mills property situated in the City of
Greenville, State aforesaid, as shown by a map thereof, record-
ed in the office for S. D. C. for said County and State in
Plat Book No. 1 of page 117, reference to which is here made
as a part of this description.

2. The said Buyer, agrees to pay the sum of Five hundred
(\$500.00) dollars for the said property, as follows: Seventy
five dollars, thereof cash on delivery of this contract, he-
reof of which is hereby acknowledged, and the balance
thereof in monthly payments of ten dollars each, on
the first day of the month beginning with the month
of March 1928, with interest from date at the rate of seven
percent per annum until the whole amount thereof
shall have been paid, and upon payment thereof a
conveyance of said property is to be made to the Buyer.

3. It is covenanted and agreed that if the said
Buyer shall make default in the payment of any of the
said monthly installments of said purchase price
then this contract may at the option of the Seller be-
come void and both parties hereto, if by him declared
void, shall be released herefrom and all payments
which shall have been made hereunder shall be re-
tained by the said Seller as consideration for the
release of the said Buyer herefrom and as liquidated
damages and he may sell and convey the same
to any other person free from claim of Buyer, his heirs, Execu-
tors, or Administrators or assigns. The failure of said Seller
to exercise the option aforesaid at any time if any default
shall not operate to bar or abridge his right to exercise such
option upon any subsequent default on the Buyer. It is agreed
that a letter mailed to the Buyer at No. 3 Quinceance Street,
Greenville, S. C. shall be sufficient notice of the exercise of
such option by the Seller.

4. It is further agreed that said Buyer shall have the
right to pay the balance of the said installment at any
time before maturity.

5. The Buyer agrees to pay all taxes and special assess-

ments upon said property during the life of this contract
6. That time is of the essence of this contract.

In witness whereof we do hereunto set our hands and
seals, in duplicate, this the 25th day of January 1928.

Signed, sealed and delivered }
in the presence of } Seller - L. A. Mills (Seal)
Buyer - John David (Seal)
W. H. Smith
H. E. Payne

State of South Carolina
County of Greenville

Personally comes before me W. H. Smith who on oath says
that he saw the within named L. A. Mills and John David
sign, seal and as their act and deed deliver the within
written agreement and that he with H. E. Payne witnessed
the execution thereof.

Subscribed before me this the 25th day of January 1928
W. H. Smith
H. B. D. Manaway

Recorded Jan 26th, 1928 at 12:40 P. M.

S.C. Stamps 20¢

END OF DOC.