

State of South Carolina,
 County of Greenville.

Know all men by these presents: That May Payne hereinafter designated as "Owner," has agreed to sell to S. D. Cobb hereinafter designated as "Purchaser" a certain lot or tract of land in the County of Greenville, State of South Carolina, known as lot nine on Dunbar Heights, 66 feet on Hillhouse Street by one hundred twenty feet deep, as shown plat in P.M.C. office of said County in plat book D, page 67, being lot conveyed to owner by E. Inman Master, by deed recorded in said office in deed book 128, page 136. The consideration of this contract is twelve hundred dollars, payable seventy dollars cash, fifteen dollars February first 1928, and fifteen dollars per month on the first day of each month thereafter, until the principal debt, together with eight per cent interest from date and ten per cent attorney's fee if collected by attorney shall be reduced to Seven Hundred Dollars when owner shall make deed and take first mortgage to secure balance, same monthly payments as above provided, with like provision of eight per cent interest and ten per cent attorney's fees; owner agreeing to make and deliver good warranty title therefor; principal debt to be paid with interest on same from date at eight per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at the 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 ten per cent attorney's fees, as is shown by his note of even date herewith. The purchaser shall pay all taxes, assessments and insurance premiums while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Owner shall be discharged in law and equity from all liability to make said deed, and may treat the Purchaser as a tenant holding over after the termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of Fifteen Dollars per month for rent.

Have Release to this bond for title see deed book 275 page 68.