

State of South Carolina

County of Greenville

This contract made this 24th day of January, 1928 between L. L. Mills herein after known as the Seller, and Warr Grant, herein after known as the Buyer.

Witnesseth

1- That in 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 herein after set forth, the following property, to-wit:

Lot no. 21 of the L. L. Mills property, situate in City of Greenville, State of South Carolina, as shown by a map thereof recorded in the office of A. M. C. for said County and State in Plat Book H. at 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 each on delivery of this contract, receipt of which is hereby acknowledged, and the balance thereof in monthly payments of \$100.00 each, on the first day of the month beginning with the month of March 1928; the seller guarantees to put water in front of said lot with interest from date at the rate of seven per cent 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 become void and both parties hereto, if by him declared, said shall be released herefrom, and all payments which shall have been made hereunder shall be retained by the Seller as consideration for the release of the said Buyer herefrom and all liquidated damages, and he may sell and convey the same to any other person free from claims of Buyer his heirs, Executors or Administrators or assigns. The failure of said Seller to exercise the option, aforesaid, at any time of any default, shall not operate to bar or abridge his right to exercise such option upon any subsequent default on the part of the Buyer. It is agreed that a letter mailed to the Buyer at 247 W. 126th St. New York

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