

State of South Carolina }
County of Greenville }

This contract made this 31st day of January 1928 between L.A. Mills, hereinafter known as the Seller, and Alex Padem and Lola Padem hereinafter known as the Buyers
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. 17 of the L.A. Mills property, situate in City of Greenville, State aforesaid as shown by a map thereof, recorded in the Office of R. M. C. for said County and State in Plat Book A at pages 117 reference to which is here made as a part of this description.

2- The said Buyer agrees to pay the sum of four hundred (\$400.00) Dollars for the said property, as follows: sixty dollars thereof cash on delivery of this contract, receipt 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 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 void, shall be released herefrom, and all payments which shall have been made hereunder shall be retained by the said Seller as consideration for

This contract see deed book 141 at page 381

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 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 Buyer. It is agreed that a letter mailed to the Buyer at Markley 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 assessments upon said property during the life of this contract.

6- That time^{of} of the essence of this contract. In witness whereof we do hereunto set our hands and seals, in duplicate, this the 31st day of January 1928.

Signed, Sealed and Delivered in the presence of: L.A. Mills (Seal)
Mr. H. Smith Seller

Mrs. A. S. Burdette Alex Padem, Lola Padem
State of South Carolina } Buyers
County of Greenville }

Personally comes before me Mr. H. Smith who on oath says that he saw the within named L.A. Mills, Alex Padem and Lola Padem, sign, seal and as the act and deed deliver the within written Agreement and that he with Mrs. A. S. Burdette witnessed the execution thereof.

Sworn to before me this Mr. H. Smith
the 31st day of January, 1928
H. J. Mills (Seal)

Notary Public for S.C. S.P.C. Stamps Vacant

Recorded: Feb 16th at 10:50 A.M. 1928

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