

State of South Carolina,
County of Greenville.

Whereas J. C. Moore, hereinafter called the Purchaser, and The Carolina Loan and Trust Company, hereinafter called the Seller, have entered into and agreement as follows: That the purchaser has given unto the Seller his note for four hundred fifty (450) dollars, payable four & 50/100 (4.50) dollars per month, with interest as provided in said note, dated Jan. 10, 1934 and the Seller has agreed to sell and convey unto the purchaser the land and premises hereinafter described, and make good title thereto, free from all incumbrances when the Purchaser shall pay said note together with all taxes and insurance and keep the building on said premises insured against fire in favor of the Seller, and keep the building in reasonable repair, upon the fulfillment of all the said conditions, the Seller shall convey to the Buyer or Purchaser said premises as aforesaid.

It is agreed, however, by said parties that time is of the essence of this contract, and that all sums paid monthly by the purchaser shall be taken and construed as rent for the said premises if the purchaser shall become in arrears in the payment of the sums mentioned in said note, in which event the Seller may surrender the said note unto the purchaser or may mail notice of the surrender of the same to the last known address of the purchaser and this contract of sale shall thereupon be immediately canceled, and all sums theretofore received by the Seller shall be taken and construed as rent and the Seller shall have the right to treat the purchaser as tenants holding over after the lease is forfeited for the non-payment of rent, and may re-enter said premises peaceably and take possession thereof, and if the purchaser shall fail to give possession the seller shall have the right to eject the purchaser as tenant holding over after forfeiture.

If the purchaser shall have paid all taxes, insurance premiums and the obligation paid down to not exceed two hundred (200) dollars, the seller will thereupon convey said land and premises and take as security for the balance owing a mortgage on said premises. It is agreed that the house on said premises shall be kept insured for not less than four hundred dollars.

The purchaser has agreed to pay five hundred (500.00) dollars paying fifty (50.00) dollars upon signing this contract and has given given his note for four hundred fifty dollars unto the Seller, dated January 10, 1934, payable in monthly instalments according to said note, that is to say, four dollars fifty cents (4.50) each month, the first payment to be made February 10, 1934, and thereafter four dollars and fifty cents (4.50) to be paid on the 10th day of each succeeding month until paid in full with interest from date as provided in said note, fifty dollars cash having been paid at the signing and delivering of this contract.

The following is a discription of the land to be conveyed.

"All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the Easley Bridge Road and being Lot No. 1/3 of West Highland as shown on plat recorded in Plat Book "C", pages 257-259 of R. M. C. Office for Greenville Co. and being the same lot conveyed to the Seller by James B. Wright Jr. and conveyed to James B. Wright, Jr. by W. D. Workman, Jan. 5, 1924, deed recorded in Vol. 91, page 99, said lot having a frontage on Easley Bridge Road of thirty feet and a depth of forty feet.

Witness our hands and seal this the day of Jan. 1934.

Witness:	Carolina Loan and Trust Co. (SEAL)
R. G. Stone,	Seller
W. C. Moore.	BY: W. R. hale, President.
	J. C. Moore, (SEAL)
	Purchaser.

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Personally appeared before me R. G. Stone who being duly sworn says that he saw the Carolina Loan and Trust Company by its president, W. R. Hale, and J. C. Moore, sign, seal and as their acts and deed deliver the within written agreement for the purpose therein stated and that he with Wilton C. Moore witnessed the execution thereof. Sworn to before me this 11th day of January, 1934.

H. K. Townes, (SEAL)

Notary Public for S.C.

Recorded this the 11th day of January, 1934, at 12:27 P. M.