

State of South Carolina,
County of Greenville.

Memorandum of Agreement, made and entered into this the 30 day of September, 1936, by and between O. P. Earle, as Conservator of the Mechanics Building and Loan Association, hereinafter for convenience styled the seller, and Alma B. Campbell, hereinafter for convenience styled the purchaser.

W I T N E S S E T H :

The seller agrees to sell and convey to the purchaser:

"All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the east side of Washington Avenue, 473 feet north of the northeast intersection of Washington Avenue and Hasley Bridge Road at corner of lot of Linkenauer, and running thence N. 71 E. 200 feet to a point in line of Lot No. 13; thence with line of Lots Nos. 13 and 15, N. 22-10 W. 53-6/10 feet to point; thence S. 71 W. 200 feet to a point on Washington Avenue; thence S. 22-10 E. 53-6/10 feet to the beginning corner, and being a portion of lots Nos. 12 and 14 of Block D, as shown on plat recorded in the R. M. C. Office for said County in Plat Book "E", at page 209. The above is the same conveyed the Mechanics Building and Loan Association by E. Inman, Master, by deed dated April 5, 1932, recorded in Deed Book 165, page 324, R. M. C. Office for Greenville County."

for and in consideration of the sum of \$1800.00, payable \$200 cash (receipt of which is hereby acknowledged); \$17.00 per month commencing November 1, 1936, and continuing \$17.00 per month payable on the 1st day of each and every month thereafter until paid in full, or until refinanced as hereinafter provided. All deferred payments to bear interest at the rate of six (6) per cent per annum, to be computed and paid monthly; payments hereinbefore provided for to be first applied to interest, balance to principal.

The purchaser hereby agrees in consideration of the small down payment, she will promptly receive the building and make such other repairs as may be necessary to put the house in a first class condition.

It is understood and agreed that the payments herein provided for are the minimum payments and the purchaser at her option may at any time increase said payments as she sees fit, or pay the full amount remaining due.

The purchaser hereby agrees to keep the residence located on the premises hereinbefore described insured against fire losses in an amount not less than \$1500.00, and against losses by tornado in an amount not less than \$1500.00, at her expense, policies to be turned over to the seller, to be issued in the name of the purchaser and the seller as their interest may appear.

It is agreed between the parties hereto that the taxes for 1936 and the insurance on the house to be prorated as of October 1, 1936. The purchaser further agrees to pay all future taxes coming due on said premises on or before the last day of December of each year, and to furnish the seller with the tax receipt.

The purchaser further agrees that during the life of this contract the buildings on the premises hereinbefore described shall be kept in a good state of repair.

It is further agreed that as soon as the principal amount due on said premises is reduced to an amount that will enable the purchaser to refinance the same, that she will do so, paying off the seller in full, and the purchaser further agrees that in the event she fails to refinance it, she hereby authorizes the seller, or his agent, to refinance the same for the purchaser at purchaser's expense; purchaser agreeing to sign all papers connected therewith.

It is further agreed that when the amount due hereon is reduced to \$1000.00, all interest, taxes and insurance premiums being paid and the house having been kept in a good state of repair, the seller will make deed and take the purchaser's first mortgage for the balance due.

It is further agreed that in the event the purchaser herein shall fail to comply with any of the conditions of this contract, the seller shall be discharged in law and equity from his part thereof, and may treat the purchaser as tenant holding over after the termination of her lease, and will hold all amounts theretofore paid under and by the terms of this contract, as rent, and for liquidated damages by reason of the breach thereof, and the purchaser hereby agrees that in the event she is in default for a period of more than thirty (30) days in the fulfillment of any part of this contract on her part, that the seller shall at his option have the right to take possession of said premises, and the purchaser agrees to immediately vacate.

Signed in duplicate the date and place first above written.

Signed, sealed and delivered in the presence of:
M. T. Cain
Etta R. Sanders.

O. P. Earle (SEAL)
As Conservator of the Mechanics Building
and Loan Association,
SELLER