

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

CONTRACT OF AGREEMENT.

THIS IS TO CERTIFY That W. R. Cason is holding Deed and J. C. Black, and Evelyn H. Black are holding Bond for Title to the following described real estate to-wit:

All that certain piece, parcel or lot of land, situated, lying and being in the County and State aforesaid, near Paris High School, facing 63 feet on Pine Street, and running back 200 feet. Being a portion of land conveyed to W. R. Cason by J. Broadus Ward, dated March 6, 1941. With a five-room dwelling and Garage.

Consideration --- Twenty-Four Hundred (\$2400.00 - Cash;  
\$600.00 paid to Fronie Simpson Smith for her interest in certain land contract. \*\*\* Balance --- \$1800.00 to be paid to said W. R. Cason, as follows:  
\$25.00 --- Sept. 1st, 1944,  
\$25.00 --- Oct. 1st, 1944 and  
\$25.00 --- the 1st day of each and every month thereafter until \$800.00 has been paid on principle; plus all taxes, interest, and first insurance premiums.  
\$1800.00 Fire and -- \$1800.00 Wind Storm must be kept in force and assigned to the said W. R. Cason.

When the within named items have been paid W. R. Cason agrees to make Deed free from any claims and accept first purchase note and mortgage for -- One Thousand Dollars (\$1000.00) interest at seven (7%) per cent from date of mortgage. Payments;

\$25.00 thirty days from date of mortgage, and  
\$25.00 every thirty days thereafter until -- \$1000.00 paid in full, plus taxes, interest, and insurance Premiums.

It is FURTHER agreed that Purchasers are to keep buildings in good repair and not demolish any parts of said buildings.

FURTHER, if any of said payments of \$25.00, taxes, interest, or insurance premiums are not paid when due, W. R. Cason shall be discharged in law and equity from all liability to make said Deed, and may treat said Purchasers as tenants, holding over after expiration of Lease -- to claim and recover or retain if already paid the sum of \$25.00 per month as rents or by way of liquidated damages.

In case this Contract is enforced by law or legal proceedings of any kind, then, and in that event -- the said J. C. Black and Evelyn H. Black agree to pay a fee of ten (10%) per cent of amount of this Contract as Attorney's fee and cost.

The said W. R. Cason FURTHER agrees to execute and deliver a good Warranty Deed on condition that all payments are made when due, as stated in this Contract.

Witness this, the 1st day of August, 1944.

W. E. McCain  
H. M. Smith

W. R. Cason  
J. C. Black  
Evelyn H. Black  
The above have been duly sworn to before me and they have acknowledged the full and entire satisfaction of this instrument in full and the execution thereof.  
22 of Feb 1946  
Ollie Jansworth

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Personally comes W. E. McCain who being duly sworn says that he saw the above named W. R. Cason, J. C. Black and Evelyn H. Black sign seal and as their act and deed deliver the within Bond for Title and that H. M. Smith with him witnessed the execution thereof. Sworn to before me this August, 1st, 1944.

J. Frank Eppes (SEAL)  
Notary Public for S. C.

W. E. McCain.

S. C. Stamps 72¢

Recorded February 16th, 1946 at 9:14 A. M. #2552

RECORDED AND INDEXED BY  
RECORD 22 DAUGHTER OF  
Ollie Jansworth  
AT 9:35 A. M. FOR GREENVILLE COUNTY, S. C.  
# 2918