

Documentary Stamps placed on Note

State of South Carolina,

County of Greenville

APR 25 10 30 AM '49

KNOW ALL MEN BY THESE PRESENTS: That W. W. Wingo hereinafter designated as "Owner," has agreed to sell to Annie F. Craft, hereinafter designated as "Purchaser"

a certain lot or tract of land in the County of Greenville, State of South Carolina, known as Lot no. 34 in the City of Greenville, on plat of West End Land and Improvement Company, recorded in the R. M. C. Office for Greenville County in Plat Book "A" at Page 153, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Chicora Avenue, 444 feet from the intersection of Chicora Avenue and McKay Street at the joint corner of Lots Nos. 34 and 35, and running thence with the line of Lot No. 35, N. 79 E. 150 feet to an iron pin on rear line of Lot no. 54; thence with the line of lot no. 54, S. 11- E. 50 feet to an iron pin, joint rear corner of Lots Nos. 33 and 34; thence with the line of Lot No. 33, S. 79 W. 150 feet to an iron pin on Chicora Avenue; thence with the Eastern side of Chicora Avenue, N. 11 W. 50 feet to the point of beginning, being the same conveyed to W. W. Wingo by Lillie Smith, February 20, 1947, deed recorded in said Register's office in Book 307, page 397,

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Five Hundred Fifty and no/100- - - - - Dollars in the following manner

Two Hundred (\$200) Dollars Cash in hand and the balance in installments of Twenty (\$20) Dollars per month, due and payable on the first day of each calendar month hereafter, beginning May 1, 1949, until the full purchase price is paid, with interest on same from date at six percent per annum until paid, to be computed annually in advance and paid annually, and if unpaid to bear interest until paid at the same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of ten per cent.

for attorney's fees, as is shown by his note of even date herewith. The purchaser shall pay all taxes assessments and insurance premiums while this contract is of force. Purchaser to pay for stamps on deed when made by owner.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Owner shall be discharged in law and equity from all liability to make said deed, and may treat the Purchaser as a tenant holding over after the termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of One Hundred Fifty dollars per year for rent, or for liquidated damages, or may enforce payment of said note.

The Purchaser agrees to buy the land and pay for the same, subject to the above conditions.

In witness whereof we have hereunto set our hands and seals this 8th day of April, 1949 A. D., 1949

In the presence of Helge C. Asbury, Virginia L. Hill (Owner) W. W. Wingo (SEAL) M. ... (Purchaser) Annie F. Craft (SEAL)