

State of South Carolina, }  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, Sara B. Hand

..... have agreed to sell to  
Eula Lyda and Geneva L. Herman ..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, about two miles west of the  
City of Greenville and being a part of Lot No. 33-A of a subdivision known

as Morgan Hill, and having the following metes and bounds, to wit:  
BEGINNING at an iron pin on Morgan Street, 218 feet from street line of  
Monaghan Road; thence with line of Lot No. 33-A on Morgan Street, South  
82-3/4 East 25 feet to an iron pin; thence N. 7 1/4 W. 60 feet to an iron  
pin on Campbell's line; thence with Campbell's line N. 82-3/4 E. 25 feet;  
thence S. 7 1/4 E. 60 feet to the beginning corner.

ALSO: All that tract, parcel or lot of land in said County and State, near  
the City of Greenville, known as Lot No. 33 of survey recorded in RMC Office  
for Greenville County in Plat Book "A", page 69 sold to W.O. Mill by  
Aurelia T. Munn by deed recorded in Book LLL, page 769 and being the same  
property conveyed to N.B. Campbell by T.H. Brannon on the 29th day of Nov.,  
1907 and recorded in Deed Book WW, page 26. See conditions shown below.

The Grantor agrees to pay taxes for 1949.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall  
pay the sum of Fifty-Five Hundred (\$5500.00) ----- Dollars in the following manner  
\$500.00 in cash this date and \$50.00 per month until paid in full.

The first monthly payment to commence on February 1st, 1950.

until the full purchase price is paid, with interest on same from date at 6% per cent. per ~~month~~ quarter  
until paid to be computed and paid ~~monthly~~ quarterly, and if unpaid to bear interest until paid at same rate as  
principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceed-  
ings of any kind, then in addition the sum of 15% ..... dollars for attorney's fees, as is  
shown by ..... note ..... of even date herewith. The purchaser agrees to pay all taxes while this  
contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when  
due I ..... shall be discharged in law and equity from all liability to make said deed, and may  
treat said Eula Lyda and Geneva L. Herman ..... as tenant ..... holding over after termination,  
or contrary to the terms of their ..... lease, and shall be entitled to claim and recover, or retain if  
already paid the sum of money already paid in ..... dollars per year for rent, or  
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I ..... have hereunto set my hand and seal this 3rd ..... day of  
JANUARY ..... A. D. 1945.

In the presence of

*Geraldine Welch*  
*Robert E. Jones*

*Sara B. Hand* (SEAL)  
..... (SEAL)

The said Sara B. Hand does hereby agree to apply the \$50.00 per month  
payment received by her on this Contract to the retirement of a certain  
Note and Mortgage given by Annie Mae Smith to the S.C. National Bank until  
the same is paid in full and the failure to pay the mortgage as it becomes  
due shall constitute a breach of this Contract. It is understood that  
~~\$5500.00 constitutes the full purchase price and Sara B. Hand is to pay the~~  
mortgage indebtedness to the S.C. Bank from said \$5500.00.

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*For assignment, see Deed Book 422, Page 290*