

State of South Carolina
County of Greenville.

Memorandum of agreement between Julia D. Charles, a Trustee for J. R. Yawn hereinafter designated as Seller, and A. B. Reid hereinafter designated as Buyer, witnesseth;

That the Seller has agreed to sell to the Buyer, who has agreed to buy and pay for the same, that lot of land in Gray Mill Township, Greenville County, South Carolina, about three and one-half miles from Greenville Court House, containing eight acres, more or less, described as follows:

Beginning at an iron pin on the south side of Dunham Ridge Road (new cut), corner of R. J. Rowley, and running thence with his line S. 55-55 E. 789 feet to stone; thence continuing with same line N. 74-55 E. 459.7 feet crossing a branch to an iron pipe, corner of property conveyed by Julia D. Charles, Trustee for J. R. Yawn to J. A. Lamb; thence with his line N. 2 N. 138.2 feet to iron pin on east bank of branch; thence N. 74-04 N. 623 feet to iron pin; thence N. 15-56 E. 100 feet; thence N. 36-49 E. 108 feet, more or less, to iron pin; thence N. 74-04 N. 440 feet to iron pin on Dunham Ridge Road; thence with said Road S. 15-56 N. 345 feet to the beginning, being the two tracts conveyed by Julia D. Charles, Trustee for J. R. Yawn to J. H. Payne by deeds recorded in Book 150, page 126, and Book 151, page 172.

The Seller has agreed to sell the same for the price of eleven hundred five dollars, and the Buyer has agreed to purchase the same and pay therefor the said sum, payable \$105 cash and the balance in installments of ten dollars per month, due and payable on the first day of each calendar month, beginning Sept. 1st, 1933, the balance due upon the purchase price to bear interest at the rate of eight per cent per annum from this date, until paid, payments to be applied quarterly first to interest and then to principal, until the purchase price is paid in full. At the request of the Buyer the Seller will make him a deed to the premises with good and sufficient warranty, when the amount due on the purchase price has been reduced to \$750.00, and take back a first mortgage over the premises to secure the payment of said sum, the same to be payable in monthly installments with interest as above stipulated.

The Buyer is to pay taxes for 1933. It is agreed that time is of the essence of this contract and if said payments are not made when due the Seller shall be discharged in law and equity from all liability to make said deed, and may treat said A. B. Reid as tenant holding over after termination, or contrary to the terms of this lease, and shall be entitled to claim and receive, or retain if already paid in the sum of two hundred forty dollars per year for rent, or by way of liquidated damages, or may enforce this contract.

In Witness whereof the parties have hereunto set their hands and seals in duplicate this 1st day of August, 1933.

In Presence of:
A. E. Howard
Elizabeth C. Reitz

Julia D. Charles as Trustee
for J. R. Yawn. (Seal)
A. B. Reid. (Seal)

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