

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

AGREEMENT

DEC 30 3 09 PM 1947

OLLIE FARNSWORTH
R.M.C.

This agreement made between Lillie Cagle Carter, party of the First Part and W. C. Dempsey, party of the Second Part, at Greenville, S. C., December 30, 1947, Witnesses:

That the party of the first part in consideration of one hundred dollars paid to her, the receipt whereof is hereby acknowledged, does hereby agree to sell her life estate in house and lot hereinafter described upon the following terms and conditions:

That the Party of the Second Part shall pay the Party of the First Part thirty dollars (\$30.00) per month in advance monthly beginning February 1, 1948, and continuing as long as the party of the First Part shall live, provided that if the party of the First Part shall live longer than eight years then the party of the Second Part shall have the use of said property free after said eight years.

The party of the First Part agrees to pay all taxes which shall accrue against said property.

The party of the Second Part shall have the privilege of vacating said premises and surrendering possession of the premises at any time, he so desires, in which event he is not to continue to pay said thirty dollars, except for the time he has occupied said premises, provided he shall give the Party of the First Part ten days notice of his intention to surrender this contract and said premises.

Time is of the essence of this agreement and if the party of the Second Part shall be in arrears in said monthly payments for a period of ~~thirty~~ ^{ninety} days then the party of the First Part shall retain said sums paid on this contract as liquidated damages and shall be discharged in law and equity from the terms of this contract.

This contract shall at all events cease and determine upon the death of the Party of the First Part. The following is a description of the said premises:

House and lot in the Town of West Greenville, said County and State designated as No. 61 Perry Avenue. The lot has a frontage on North side of Perry Avenue of fifty feet and runs back a depth of one hundred forty feet, more or less to a fence in the rear being same now occupied by the party of the Second Part.

IN WITNESS WHEREOF, we hereunto set our Hands and Seals this 30th day of December, 1947.

Signed, Sealed and Delivered in the Presence of:

Lillie Cagle Carter (SEAL)
Party of the First Part

James H. Egan Jr.
Emmie Stewart

W. C. Dempsey (SEAL)
Party of the Second Part