

STATE OF SOUTH CAROLINA, }
County of Greenville }

This agreement made and entered into by and between
..... party of the first part, and
party of the second part.

WITNESSETH:

That for and in consideration of the sums paid and to be paid, as is hereinafter stated, the party of the first part does hereby bargain and sell unto the party of the second part, and will convey to him, as is hereinafter stated, all that certain lot or tract of land situated in the and county of Greenville, South Carolina.

The terms of said bargain and sale are as follows:

- 1. The purchase price is Dollars.
- 2. That said purchase price will be paid

Dollars cash, and Dollars in

equal installments beginning on the day of

..... 191 and on the day of in each and every consecutive month thereafter, will pay the sum of Dollars.

until the above purchase price is paid in full.

3. That the party of the second part agrees to make payment as above provided, and does furthermore agree as part of the terms of the bargain and sale, to pay all taxes of whatsoever kind that may be assessed against said property, beginning with the taxes for the year 191..... and will keep the houses and buildings on said property insured at his expense in a sum not less than Dollars, in the name of both parties hereto, and will assign said policies to the party of the first part.

4. It is further agreed by and between the parties hereto that if the party of the second part fails to make any of the payments above provided for and stipulated, within thirty days from the date the same may be due, then the party of the first part shall have the option to declare this contract from that time hence as ended, and of no force and effect, and that the party of the second part will account to the party of the first part for the use and occupation of said premises at the rate of Dollars per month, and if any monies under this contract have been paid to the party of the first part, said party of the first part shall be required to refund only such portions thereof as exceed the amount computed at the above rate per month for the time elapsing since the time of the execution of this contract.

5. It is further agreed that if the party of the first part exercises the option to declare this contract at an end, as above provided, that the party of the second part shall surrender possession of the premises above described, and the party of the first part may re-enter and take possession and remove all persons therefrom.

6. That upon the payment by the party of the second part to the party of the first part of all the sums at the times provided for, and of a. taxes and insurance, as above provided for, and this contract shall at the time of the conclusion of such payment be still of force, then the party of the first part will execute and deliver, or have so done, a deed to the party of the second part, and thereby convey to him, free from all encumbrance, the premises above described

- 7. That the party of the second part shall have the right to anticipate any or all payments as herein provided.
- 8. That time is the essence of this contract.

IN WITNESS WHEREOF, the parties hereto do in duplicate set their hands and seals the day and year first above written, binding themselves, their heirs and assigns, firmly by these presents.

Witness:

.....	} (SEAL.)
.....	 (SEAL.)
.....		Party of the First Part.
.....	 (SEAL.)
.....	 (SEAL.)
.....		Party of the Second Part.

Signed, sealed and delivered in the presence of:

STATE OF SOUTH CAROLINA, }
County of Greenville }

Personally comes before me who on oath says that he saw the foregoing and

..... sign, seal and as their act and deed deliver the foregoing Contract, and that he with witnessed the same.

Sworn to and subscribed before me

this day of 191.....

..... (SEAL.)
Notary Public, S. C.

Recorded for 191....