

State of South Carolina,
County of Greenville.

Know all men by these presents, That we, J. F. Bagwell and Eva J. Bagwell, hereby agree to sell and Mrs. Mayme Tedards hereby agrees to purchase a certain lot or tract of land in the County of Greenville, State of South Carolina, in Ward 1, South side of Stone Avenue, in the City of Greenville, and known and designated as 205 West Stone Avenue, on which there is located a two story, eight (8) room residence, being the same property conveyed to the sellers by H. P. McGee, deed dated September 25, 1924, recorded in Deed Book 83, Page 350, R. M. C. Office, Greenville County, South Carolina, and execute and deliver a good and sufficient warranty deed therefor on condition that purchaser shall pay the sum of Thirty seven hundred fifty (\$3750.00) Dollars in the following manner; \$400.00 cash (receipt of which is hereby acknowledged), the balance to be paid in monthly instalments of \$40.00 per month, commencing December 1, 1933, and continuing monthly thereafter on the 1st of each and every month until the principal and interest has been reduced to the sum of \$2000.00, all taxes being paid, at which time the remaining \$2000.00, will be due and payable, all deferred payments to bear interest from November 1, 1933, at eight (8) per cent per annum until paid, to be computed and paid semi-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 a reasonable amount for attorney's fees. The purchaser agrees to pay all taxes while this contract is in force and to keep the buildings insured for not less than \$3000.00, policies to be assigned to the mortgagee.

It is understood and agreed that there is at present over said premises a mortgage given by the sellers in the amount of \$2000.00 held by the First National Bank of Greenville, S. C. as trustee and it is further agreed that the monthly payments hereinbefore provided for shall be made direct to the First National Bank of Greenville, and to be applied by the Bank on this \$2000.00 mortgage, first on the interest, remainder on the principal.

It is also agreed that when the principal sum has been reduced to \$2000.00, all interest and taxes being paid, the sellers will make deed to the purchaser, permitting the purchaser to assume so much of the \$2000.00 mortgage as remains unpaid, or to refinance in such way as purchaser may see fit.

It is further understood and agreed that the sellers may at any time pay off the said \$2000.00 mortgage in full or in part, in which event the monthly payments hereinbefore provided for will be paid direct to the sellers instead of the First National Bank.

It is agreed that time is the essence of this contract, and if the said payments are not made when due the sellers shall be discharged in law and equity from all liability to make said deed, and may re-let said Mrs. Mayme Tedards as tenant holding over after termination, or contrary to the terms of her lease, and shall be entitled to claim and recover, or retain if already paid the sum Six Hundred (\$600.00) Dollars per year for rent, or by way of liquidated damages, or may enforce payment.

In witness whereof, we have hereunto set our hands and seals this the 1st day of November, A. D. 1933.

In the presence of:

J. D. Crittenden,
Rufus M. Ward.
W. Harold Arnold,
Rufus M. Ward.

Eva J. Bagwell (SEAL)
J. F. Bagwell (SEAL)
Sellers
Mrs. Mayme Tedards (SEAL)
Purchaser.

State of South Carolina,
County of Greenville.

Personally appeared J. D. Crittenden, who says that he saw J. F. Bagwell and Eva J. Bagwell sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Rufus M. Ward witnessed the same.

Sworn to before me this the 7th
day of November, A. D. 1933.
Rufus M. Ward (L. S.)

J. D. Crittenden

Notary Public for S. Carolina.

(OVER)