

State of South Carolina
County of Greenville.

This Contract, entered into this the eighth day of April 1935, between the Carolina Loan and Trust Company hereinafter called the seller and Henry G. & Mattie Earle Phillips hereinafter called the purchaser, witnesseth:

The seller has agreed to sell and the purchaser has agreed to buy at a total price of One Thousand Dollars (\$1,000.00) the following real estate:

All those two lots of land in Greenville, Township, being Lot No. 1, Block C, of Highland Subdivision, according to plat recorded in Plat Book E, Page 209 and known as Lot No. 17-4 according to plat recorded in Plat Book C, page 258, Beginning on the northeast corner of Easley Bridge Road and Florida Ave., and running thence with Florida Ave. N. 9.30 W. and 182.2 feet to the corner of Lot No. 7; thence 71 W. 88 feet to corner of Lot No. 2; thence with line of lot No. 2, south easterly 181 feet to North side of Easley Bridge Road N. 71 E. 80 feet to the beginning corner.

The purchase price to be paid \$150.00 cash in hand (receipt of which is hereby acknowledged) and \$183.33 on or before twelve months, making a total down payment of \$333.33, plus interest on balance of purchase price at the rate of 7 per cent, computed semi-annually, and in addition reimburse the seller for taxes advanced, then the seller shall make to the purchaser a good fee simple warranty deed and receive back a purchase money note and mortgage for the balance due.

The seller agrees to pay all taxes on the above property for 1934 and the purchaser to pay all taxes for all subsequent years.

It is further agreed that time is of the essence of this Contract and if the purchaser shall make default in the agreed payment for a space of more than sixty days then the seller may at his option declare the Contract null and void and may take possession of the property without further objections on the part of the purchaser. In the event of such default it is agreed that the seller may retain 10% of total purchase price for the time during which the Contract has been in force as an equitable rent for the property for such period.

In witness whereof the parties have hereunto set their hands and seals, the 8th day of April 1935.

Agalea Godfrey,
W. R. Hale, Jr.

Carolina Loan & Trust Co.
W. R. Hale, Pres.
N. G. Phillips
Mattie Earle Phillips

State of South Carolina,
County of Greenville.

Personally appeared before me Agalea Godfrey who on oath says she saw the within Henry G. & Mattie Earle Phillips sign as their act and deed the within Contract, and that she with W. R. Hale, Jr. witnessed the execution thereof.

Sworn to before me this 8th day of April 1935.

W. R. Hale, Jr.
Notary Public for South Carolina.

Agalea Godfrey

See next Page for another Probate.