

State of South Carolina,
County of Greenville.

Bond for title

This Contract made and entered into by and between Ruth Mauldin Hester, hereinafter referred to as the seller and J. H. Mauldin, hereinafter referred to as the Purchaser.

Witnesseth:

That in and for the consideration hereinafter expressed the seller does hereby bargain and agree to sell and convey to the purchaser a certain tract of land situate in Paris Mountain Township, Greenville County, S. C., containing five acres, more or less, and more particularly described as follows according to a survey made by R. E. Dalton, Nov. 1934;

"Beginning at a stone corner of Bruce Lipscombe property thence S. 78-19 E. 350 feet to a stake; thence S. 2-37 W. 208 feet; thence down the Poore House Branch S. 8-45 W. 275 feet; thence S. 2-30 W. 100 feet to a stake; thence N. 80-0 W. 420 feet, more or less, to a stake; thence along the Poor House Road N. 23-20 E. 215 feet; thence N. 7-41 E. 425 feet to the beginning corner. Being a portion of the same property conveyed to the seller herein by J. G. Mauldin by deed recorded in the R. M. C. Office for Greenville County, S. C.

In consideration for said premises the purchaser agrees to pay the sum of \$375.00, payable as follows: \$5.00 on March 1st, 1936 and \$5.00 on the 1st of each and every consecutive month thereafter to H. P. McGee and C. M. McGee until the sum of \$150.00 is paid, together with interest thereon, at the rate of seven per cent, payable annually; and to the seller herein when the purchaser has paid the ^{amount due H. P. McGee and C. M. McGee} \$5.00 on the 1st of each and every consecutive month thereafter, with interest at the rate of seven per cent, payable annually; when the purchaser has paid the amount due H. P. McGee and C. M. McGee as hereinabove set forth the seller will execute and deliver to the purchaser a good fee simple general warranty deed to said premises free and clear of all encumbrances and the purchaser will execute and deliver to the seller his note for the balance of the purchase price, with interest at the rate of seven per cent, per annum, payable annually, which note shall be secured by a first mortgage over the premises above described.

It is understood and agreed that the purchaser shall have the option of paying the whole or any portion of the principal at any time.

It is further understood and agreed that the seller will pay the taxes for the year 1935, but that the purchaser will pay all taxes thereafter.

It is further understood and agreed that the purchaser is to erect a cottage upon said premises and is to pay the insurance premiums in connection with said premises and will keep the building in good repair.

It is further understood that time is of the essence of this contract and in the event any monthly payment is in arrears and unpaid for a period of one month that this contract shall become null and void at the option of the seller.

In witness whereof, we have hereunto set our hands and seals at Greenville, S. C., this the 29 day of February, 1936.

In the presence of:

Semie Lurey
I. P. Kellett.

J. H. Mauldin (L. S.)

Purchaser

Ruth M. Hester (L. S.)

Seller.

State of South Carolina,
County of Greenville.

Personally appeared before me I. P. Kellett who being duly sworn says that he saw the within named Ruth Mauldin Hester and J. H. Mauldin, sign, seal and as their act and deed deliver the foregoing written instrument and that he with Semie Lurey witnessed the execution thereof. Sworn to before me this 29 day of Feb. 1936.

Semie Lurey (L. S.)

I. P. Kellett.

N. P. for S. C.

S. C. Stamps \$0.15

Recorded this the 29th day of February, 1936, at 10:40 A. M.