

State of South Carolina,
County of Greenville.

This contract entered into this 14th day of July, 1936, between W. O. Kay, hereinafter called the Seller, and Mrs. Maude Watson, hereinafter called the purchaser, witnesseth:

Whereas, the Seller has agreed to sell and the purchaser has agreed to buy at a total price of Fifteen Hundred Dollars (\$1500.00) the following real estate:

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in the town of West Greenville, on the South side of Perry Avenue, and being known and designated as lot No. 42, according to plat of the property of Haynsworth and Furman, and having a frontage on Perry Avenue of fifty (50) feet, with a depth in parallel line of one hundred ninety-one (191) feet. This is one of the lots conveyed to me by D. G. Smith by deed dated February 20, 1928, and recorded in the R. M. C. Office for Greenville County in Vol. 127, page 85."

It is the intention of the grantor herein to sell and convey the lot upon which now stands a five-room frame dwelling house, free and clear of all liens and encumbrances of whatsoever nature.

The Purchaser pays three hundred (\$300.00) Dollars upon signing this contract and has given her note to the Seller for twelve hundred (\$1200.00) Dollars, payable \$15.00 each month beginning August 15, 1936, and \$15.00 on the 15th day of each month thereafter until the twelve hundred (\$1200.00) Dollars be paid in full with interest from date at the rate of 6% per annum to be computed and paid semi-annually.

It is further agreed that when the purchaser shall have reduced the principal sum down to Seven Hundred Fifty (\$750.00) Dollars and paid all interest due to that date and in addition reimbursed the Seller for taxes and insurance 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.

It is agreed that insurance and taxes for 1936 are to be pro-rated and the purchaser to pay taxes for all subsequent years and to carry Fifteen Hundred (\$1500.00) Dollars fire insurance policy in favor of the seller.

It is further agreed that time is of the essence of this contract, and that all sums paid by the purchaser shall be taken and construed as rent for said premises if the purchaser shall become in arrears in the payment of any month's payment of the sums mentioned in said note, in which event the seller may surrender the said note unto the purchaser or may mail notice of the surrender of same to the last known address of the purchaser and this contract of sale shall thereupon be immediately cancelled and the seller shall have the right to treat the purchaser as tenants holding over after the lease is forfeited for non-payment of rent, or may re-enter said premises peaceably and take possession thereof, and if the purchaser shall fail to give possession the Seller shall have the right to eject the purchaser as tenants holding over after forfeiture of lease.

In testimony whereof the said parties have hereunto signed this contract.

Witness:

Harold Major,

Mrs. Leila H. Hill

C. M. Harling.

W. O. Kay, (Seller)

Mrs. Maude Watson (Purchaser)

The State of South Carolina,
Greenville County.

Personally appeared before me C. M. Harling and made oath that he saw the within named W. O. Kay, & Mrs. Maude Watson, sign, seal and as their act and deed deliver the within written deed, and that he with Harold Major & Leila H. Hill, witnessed the execution thereof.

Sworn to before me this 15 day of July, A. D. 1936.

Harold Major (L. S.)

C. M. Harling.

Notary Public of S. C.

S. C. Stamps \$0.48

Recorded this the 10th day of August, 1936, at 11:15 A. M.