

State of South Carolina, )  
County of Greenville. ) - Contract for Sale -

This agreement made this 4th, day of February 1919 between L.D. Spann, Agent, party of the first part, of Greenville, S.C. hereinafter designated as Vendor, and Mrs. Rosa E. Davis, party of the second part, of Greenwood, S.C. hereinafter designated as Purchaser. Witnesseth:

That the Vendor has sold to the Purchaser, and the Purchaser has bought the parcel of land described below, for the price of Seven Thousand Dollars, to be paid as follows:

One Liberty Bond valued at \$500.00 and \$6500.00 in cash.

The sum of Five hundred (Bond) dollars has been paid by the Purchaser on account, and the Vendor hereby acknowledges the receipt thereof.

The Vendor agrees to allow the Purchaser five days to examine the title and upon tender of the purchase price, to execute a marketable deed in fee simple with general warranty free of incumbrance. All conveyances to be made on or before the 15th, day of February 1919.

The land is described as follows:

City of Greenville, County of Greenville, State of S.C. Street Vardry, Number 325, Frontage 70 ft. Depth 157 - 180 ft. bounded by - -

Remarks: This is the house of J.E. Johnston, located on Vardry Street, Greenville, S.C.

The Vendor agrees to pay L.D. Spann, the agent who has made the above sale, a commission upon the consideration received of - - - per cent, due and payable when sale is effected.

If payment of all or a part of the purchase price be made in land, or other property, at a fixed value, then the Purchaser will pay the above rate of commission on the value of which it is taken by the Vendor.

In the event that the title of either party proves defective such party agrees to pay the agents commission as though no defect existed and at all events both parties agree to pay the agents commission as provided in preceding paragraph whether this contract of sale be carried out or not.

In witness whereof, the parties have hereunto set their hands and seals this the day and year first above written.

Executed in presence of:

W.C. Cothran,

J.Hudson Williams.

L.D. Spann, Agt. (Seal)

Mrs. Rosa E. Davis. (Seal)

State of South Carolina,  
Greenville County.

Personally appeared before me J.Hudson Williams and made oath that he saw the within named L.D.- Spann, Agent, and Mrs. Rosa E. Davis, sign, seal and as their act and deed deliver the within written instrument and that he with W.C. Cothran witnessed the execution thereof.

Sworn to before me this 2nd,

day of April 1919.

J.Hudson Williams

W.C. Cothran -

Notary Public for S.C.

Recorded April 2nd, 1919.

State of South Carolina, )  
County of Greenville ) - Deed -

Whereas on or about the 11th, day of October 1881 Nancy R. Cox, J.W. Cox, T.R. Cox and Mary F. Thomason conveyed to R.E. Cox a certain tract of land known as tract No. 3 of the estate of W.J. Cox, deceased, and hereinafter more specifically described; And whereas on the same day and date the said Nancy R. Cox, R.E. Cox, T.R. Cox and Mary F. Thomason did convey to James W. Cox tract No. 4 of the estate of W.J. Cox, deceased; the two said deeds were witnessed by only one witness, and have never been probated and recorded; the said James W. Cox, and R.E. Cox have by numerous conveyances transferred the greater portion of the said lands, the said R.E. Cox having conveyed all of his interest, and the said James W. Cox having died seized and possessed of a portion of the same, which descended to his two daughters, Mrs. Minnie Abbott and Mrs. Bessie Kilgo. Nancy R. Cox having died intestate and being the mother of T.R. Cox, R.E. Cox, Mary F. Thomason and James W. Cox, her interest, if she had any in the said tract of land, descended to her children; now it being the intention of the parties hereto that the present owners of the said lands or any portion thereof, may have a good and valid title which can be properly recorded, this deed is made unto the said R.E. Cox and James W. Cox, and their successors, grantees, assigns and heirs, intending to convey to the present owners through the original grantees under the old deeds as aforesaid.

Now know all men by these presents That we, T.R. Cox and Mary F. Thomason, in consideration of the sum of Ten (\$10.00) Dollars and the premises to us in hand paid at and before the sealing of these presents by R.E. and James W. Cox, their successors, grantees, heirs and assigns (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said R.E. and James W. Cox and their heirs, successors, and assigns as aforesaid and for the purpose above mentioned:-

All interest which we may have in the two tracts of land hereafter described, and being as follows:

"All that piece, parcel and tract of land known as tract No. 3, of the Estate lands of W.J. Cox, decd containing eighty-three acres, more or less, and bounded by lands of Isabella P. Lock, Standing Springs Church tract, Roland Cox, and tracts Nos. 1, 2 and 4 of said Estate beginning on a pine 3X near the Greenville Road; thence S. 50-3/4 W. 23 to a Post Oak 3X; thence S. 13-1/2 E. 5.80 to a rock 3X; thence S. 60 W. 6 to a rock 3X on the branch; thence N. 52-1/2 W. 5.60 to a White Oak 3X on the Branch; thence S. 49 W. 8 to a rock 3X; thence S. 50 W. 17.10 to a rock 3X; thence S. 15-3/4 W. 5.30 to a rock 3X; thence S. 26 E. 55 links to a rock 3X on the Georgia Road; thence N. 56 E. 9 road line to a rock 3X on said road; thence S. 65 E. 30 to a White Oak 3X on the branch; thence branch line to a rock 3X near the branch; thence N. 75 E. 7.30 to a Rock 3X; thence N. 10 W. 8.70 to a Rock 3X on the branch; thence N. 78 E. 22.50 to a Rock 3X; thence N. 25-1/2 W. 8.80 to a rock 3X; thence S. 78 W. 8 to a rock 3X on the Greenville Road; thence road line 14.30 to the beginning corner.

And also all that tract, piece or parcel of land situate, lying and being in Greenville County in the State aforesaid and known as tract No. 4, of the Estate lands of W.J. Cox, decd., containing eighty-three acres, more or less, and bounded by lands of G.W. Lock, Eliza E.D. Bozeman and tracts Nos. 2, 3 and 5 of said Estate, beginning on a red oak 3X; thence N. 75 W. 4 to a rock 3X; thence N. 2 E. 18.30 to a Rock 3X; thence N. 53-1/2 E. 8.50 to a Rock 3X; thence N. 25-1/4 W. 20.30 to a rock 3X; thence S. 78 W. 8.90 to a rock 3X on Greenville Road; thence Road line to a Pine 3X; thence N. 85-3/4 E. 20.60 to Rock 3X; thence S. 7 E. 46 to a Rock 3X; thence S. 63 W. 5 to a rock 3X; thence N. 60 W. 4.50 to a Rock 3X; thence S. 45 W. 2.40 to a poplar 3X; thence S. 31 W. 7.50 to a Pine 3X; thence S. 28 W. 6 to the beginning Red Oak corner".

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said R.E. and James W. Cox, and their heirs, successors, grantees and assigns forever, for the purposes and with the intent as aforesaid.

And we do hereby bind ourselves, Heirs, Executors and Administrators to warrant and forever defend -

(over)