

South Carolina,  
Greenville District.

Know all men by these presents that I, C.S. Hamby in the State aforesaid in consideration of the sum of ninety dollars to me paid by J.T. Hamby in the State aforesaid, have granted, bargained, sold and released and by these presents do grant, bargain sell and release unto the said J.T. Hamby, All that tract or parcel of land Lot No. 4, containing forty-five acres, more or less, situate and lying in the State and District aforesaid on the head branches of Childers Creek, waters of Enoree River, bounded by lands of John Vaughan and Edmon Miller and others, beginning at a rock 3x; thence S. 62-1/2 W. 50 to a rock 3x; thence S. 19 E. 15.75 to a rock 3x; thence S. 66 E. 16.50 to a rock 3x; thence N. 61 E. 44.20 to a rock 3x; thence N. 34-1/2 W. 27.07 to a rock 3x.

With all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining to all and singular the premises before mentioned unto the said J.T. Hamby, his heirs and assigns forever, and I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J.T. Hamby, his heirs and assigns against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witnesses Hand and seal this 30 of May in the year of our Lord one thousand eight hundred and seventy and in the ninety-fifth year of the Independence of the United States of America.

Signed, sealed and delivered in

the presence of:

G.S. Hamby,

C.S. Hamby.

George McVey.

State of South Carolina,  
County of Greenville.

Personally appeared before me A.B. King, who upon oath says that he is a resident of the County and State aforesaid and that he was well acquainted with C.S. Hamby, the Grantor in the within named Deed, and George McVey, one of the subscribing witnesses thereto. That both, the said C.S. Hamby and George McVey are dead - That he knows the handwriting of the said C.S. Hamby and George McVey, having seen them sign their names several times, and that he knows the signature to the said deed of the said C.S. Hamby and George McVey to be in their own handwriting.

Sworn to before me this the 17th,  
day of December A.D. 1919.  
Oscar Hodges (Seal)  
Notary Public for S.C.

A.B. King.

State of South Carolina,  
County of Greenville.

Personally appeared before me J.A. Hamby, who upon oath says that he is a resident of the County and State aforesaid. That he is a son of G.S. Hamby, one of the subscribing witnesses to the foregoing written deed. That the said G.S. Hamby is dead. That he knows the handwriting of his father the said G.S. Hamby, and that the signature to said deed is in the handwriting of his father.

Sworn to before me this the 17th,  
day of December A.D. 1919.  
Oscar Hodges (Seal)  
Notary Public for S.C.

J.A. Hamby

Recorded December 17th, 1919.

State of South Carolina: )  
County of Greenville ) Agreement of Sale.

This Agreement entered into this December 4th, 1919 by and between Robert Y. Hellams, hereinafter designated as party of the first part and Mary Cunningham, hereinafter designated as part of the second part: Witnesseth,

First: The party of the first part has agreed to sell and the party of the second part has agreed to buy, for a consideration of Seven hundred (\$700.00) Dollars, to be paid as hereinafter designated, a certain lot of land in State and County aforesaid, and in Ward 1, of the City of Greenville and on Pools' Alley, and generally described as follows: Beginning at a point on Pools' Alley and running with said Alley forty (40) feet to Barr Property; thence with line of Barr property one hundred one (101) feet to corner; thence on line parallel with Pool's Alley thirty-eight (38) feet to corner; thence on line practically parallel with line of Barr property eighty (80) feet to point of beginning on Pool's Alley, being the same property conveyed to the party of the first part by the Southeastern Life Insurance Company on November 1, 1919 (The dimensions of said lot hereinabove given are all "more or less".)

Second: The party of the first part does hereby acknowledge receipt of sixty-five (\$65.00) Dollars on account of the purchase price aforesaid, the balance due thereon to-wit: Six hundred thirty-five (\$635.00) Dollars is to be paid as follows: Fifteen (\$15.00) Dollars on the first of each and every month after date, beginning January 1, 1920 and continuing until said sum of six hundred thirty-five (\$635.00) Dollars shall have been paid in full, with interest on deferred payments at the rate of eight per cent. per annum to be computed and paid semi-annually interest not so paid when due to bear interest at the same rate as principal; failure to make any two consecutive monthly payments as herein provided, or to pay said interest when due, shall render the whole amount due and payable, at the option of the holder hereof, and the monthly payments so paid by the party of the second part to the party of the first part, in event of failure by the party of the second part to pay same promptly, shall be retained by him as rent for the property and liquidated damages for breach of the contract, and said party of the second part shall be treated as a tenant at will, and in event of any legal proceedings to enforce collection of said deferred payments, to pay an attorneys' fee of ten per cent. and all expenses incident thereto. Third: The party of the second part hereby agrees to keep said house in good repair, reasonable wear and tear excepted, and not to abuse nor damage same, and to insure the same, at her own expense, in some insurance Company acceptable to the party of the first part for not less than \$400.00 Dollars, with mortgage clause in favor of said party of the first part, and to pay all taxes and assessments on said property.

Fourth: The party of the first part agrees upon the completion of the payments hereinabove provided for, with any accumulated interest or expenses paid by them, to make unto the said party of the second part, or her assigns, a good fee simple, general warranty deed, with dower duly renounced.

Witness our hands and seals in duplicate at Greenville, South Carolina, the date first above written.

In presence of:  
Dixon D. Davis,  
J.J. McSwain.

R.Y. Hellams, (Seal)  
her  
Mary X Cunningham (Seal)  
mark

State of South Carolina,  
County of Greenville.

Personally appeared before me Dixon D. Davis who being duly sworn says, that he saw the within named Robert Y. Hellams and Mary Cunningham sign, seal, and as their act and deed deliver in

Duplicate the within agreement to sell, and that he with J.J. McSwain witnessed the due execution thereof.

Sworn to before me this December 17th, 1919.

J.J. McSwain (Seal)  
Notary Public for S.C.

Dixon D. Davis.

Recorded December 17th, 1919.