

State of South Carolina,
County of Greenville.

This Indenture made and entered into this the 10th, day of January 1920 by and between Ella V.—
Rhodes, of the one part and James Y. Nelson, of the other part;

W-I-T-N-E-S-S-E-T-H:

That the said Rhodes has hereby let and rented to the said Nelson, and he has hereby hired and taken from her, thesecond floor, or rooms in the second story, of that portion of what is known as the Babb Building belonging to the said Rhodes, situate on the East side of North Main Street, in the City and County of Greenville, South Carolina, between Coffee and North Streets.

To have and to hold said premises from the 1st, day of February, 1920 to the end of the 31st, day of August 1921 and for the use and occupation of which, the said Nelson will pay to the said Rhodes Sixty Dollars for each and every month during the life of this lease, said payments to be made at the end of each consecutive month.

It is agreed that this lease shall not be assigned nor the premises sub-let without the written consent of the said Rhodes, and that if said premises should be so injured or destroyed as to render them unfit for occupancy, thereupon this lease may terminate at the option of either party hereto. The said Nelson does hereby covenant to pay to the said Rhodes the rent as herein provided and at the time stated and will quit and surrender said premises in as good state and condition as a reasonable use and wear thereof will permit, injury and damage as aforesaid and by the elements excepted, and may have and hold peaceable and quiet possession thereof for the time aforesaid, provided, however, if he fails to pay the rent as above stated and at the times stated or to keep and perform any other provision herein contained, the said Rhodes may re-enter and take possession of said property and remove all persons therefrom without suit or process.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of:

Helen A. Morgan,

B.A. Morgan,

Ella V. Rhodes (Seal)

James Y. Nelson, (Seal)

Personally comes before me Helen A. Morgan who on oath says she saw the within named Ella V. Rhodes and James Y. Nelson sign, seal and as their act and deed deliver the foregoing lease, and that she with B.A. Morgan witnessed the execution thereof.

Sworn to and subscribed before me the

10, day of Jan. 1920.

B.A. Morgan (Seal)

Notary Public for S.C.

Helen A. Morgan

Recorded January 10th, 1920.

State of South Carolina,
County of Greenville.

This agreement made and entered into this the 3rd, day of December 1919, by and between W.T.—
Henderson and T.F. Hunt, of the one part, and J.M. Friddle, of the other part.

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of the money paid and to be paid, as is hereinafter stated, the said Henderson and Hunt have bargained and sold and will convey to the said Friddle as is hereinafter stated, all that tract ^{located in the County and State aforesaid} land situated in the County and State aforesaid northwest of the City of Greenville on Reedy River being a part of the land known as Riverside Farms and designated as tracts Nos. 46, 47, 48, 49, 50, 51 and 52; each of said tracts fronting 300 feet on a road as shown by plat made in August 1907 by P.H. Foster, all of said tracts more fully described in a deed to Henderson and Hunt, recorded in Vol. 25, page 149.

The purchase price is Sixty five hundred dollars, of which Five hundred dollars is paid, receipt of which is hereby acknowledged by said Henderson and Hunt, leaving a balance of Six thousand dollars which is to draw interest from date until paid at the rate of seven per cent per annum, payable annually, and if not so paid to draw interest at the same rate as the principal until paid.

Of said purchase price there shall be paid, exclusive of interest, Five hundred dollars one year from date and five hundred dollars two years from date. Upon said payments having been made and the said Friddle executing and delivering to said Henderson and Hunt a note for the remainder of the purchase money, secured by a first mortgage of said premises, due one year from its date, with interest at the rate of seven per cent per annum, payable annually, and if not so paid, to draw interest at the same rate as the principal until paid, and also provided for ten per cent attorneys fees, said Henderson and Hunt will execute and deliver to the said Friddle their deed and convey to him said land free from all encumbrances, except the mortgage aforesaid. Said Friddle is to insure the buildings on said premises at his own expense in a sum of not less than One thousand dollars and so keep them insured and assign the policy to said Henderson and Hunt.

It is further agreed that time is of the essence of this contract, and if the said Friddle fails or refuses to make said payments or execute the note and mortgage or perform all the conditions herein, then this contract may cease and determine at the option of the said Henderson and Hunt or they may collect the whole amount. If this contract is terminated, it is agreed that all monies up to that time paid shall be retained by said Henderson and Hunt as liquidated damages.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of:

Helen A. Morgan,

B.A. Morgan.

W.T. Henderson, (Seal)

T.F. Hunt, (Seal)

J.M. Friddle, (Seal)

Personally comes before me Helen A. Morgan who on oath says she saw the within named W.T. Henderson T.F. Hunt, and J.M. Friddle sign, seal and as their act and deed deliver the foregoing contract and that she with B.A. Morgan witnessed the execution of the same.

Sworn to and subscribed before

me this 3rd, day of December 1919.

B.A. Morgan (Seal)

Not. Pub. S.C.

Helen A. Morgan

Recorded January 10th, 1920.