

State of South Carolina,

County of Greenville.

This Agreement made and entered into by and between M.P. Senn of Princeton hereinafter called the Seller, and J.T. Mahon of Princeton, hereinafter called the Buyer, is to witness:

The seller agrees to sell and does hereby sell to the buyer all that tract or plantation of land situate, lying and being in the County of Greenville, State of South Carolina, containing 124 acres, more or less, and bounded as follows: On the east by Col. R.B. Arnold, on the west by D.P. Ridgeway, on the South by Mrs. Eliza McCuen & others, for the sum of \$125.00 per acre, to be paid as follows: \$300.00 on the execution of the agreement, the reception of which is hereby acknowledged, and the balance Five thousand two hundred December the 15th, 1920, the balance of Ten thousand dollars to be paid in one, two & three years at eight per cent interest from Jan'y the first 1921., all deferred payments to bear interest at eight per cent per annum, from Jan'y. the 1st, 1921, when \$5200.00 more of the purchase price has been paid the seller agrees to execute and deliver to the buyer a good title in fee simple to the said land free from liens and encumbrances of every kind and to take a purchase money note and mortgage to secure the balance of the purchase price on the terms hereinabove mentioned.

2. The Buyer agrees to make the payments in the manner hereinabove stated.

3. It is mutually agreed by and between the parties hereto that the buildings on the said land shall be kept insured for their insurable value during the period of this contract, and in case of loss by fire the insurable value of the said buildings is to be deducted from the purchase price as hereinabove stated; and it is further agreed that the Buyer is to pay all cost of insurance and taxes in connection with the said property from the date possession is given.

4. It is further understood and agreed that possession to the said premises is to be given on the 1st, day of Jan'y., 1921, provided the terms of this contract have been complied with.

5. It is agreed by and between the parties hereto that time is the essence of this contract and that if the Buyer fails to make any of the payments as hereinabove stated, within five days after the same is due, then, it is distinctly agreed that the amount theretofore paid shall be taken as liquidated damages by the Seller, and the Seller shall have the right to consider this contract null and void at his option.

6. The parties hereto bind themselves, their heirs and assigns to perform the terms of this agreement.

In witness whereof, the parties hereto have executed the foregoing in duplicate this the 21, day of July, 1920.

In presence of:

W.M. Woods,

J.M. Woods.

M.P. Senn (L.S.)

J.T. Mahon, (L.S.)

State of South Carolina,

County of Greenville.

Personally appeared before me J.M. Woods and made oath that he was present and saw the within named M.P. Senn and J.T. Mahon sign, seal and as their act and deed deliver the foregoing agreement, and that he with W.M. Woods witnessed the execution thereof.

Sworn to before me this the 14th, day

of December 1920.

J.M. Woods

Minnie Hunt (L.S.)

Notary Public for



Recorded December 14th, 1920.

State of South Carolina,

County of Greenville.

Real Estate Deed.

Whereas, The Altamont Bible and Missionary Institute was formerly chartered by the State of South Carolina; and Whereas, the charter thereof has been amended so as to change the name thereof to

"The Holmes Bible and Missionary Institute; and

Whereas, it is the purpose of said institute to promote the study of the Holy Bible as the infallible word of God, and to promote and emphasize those special truths there of set forth in the second and fourth Article of the Constitution of said Institute; and

Whereas, the purpose of said Institute is to instruct, educate and train such young men and women of any denomination as desire in their hearts, or are led or called of God to Christian work, and desire to be trained in such Christian Work; and

Whereas, I desire to further promote the work and purpose of said Institute; and

Whereas, I consider the property hereinafter mentioned to be worth Three thousand (\$3,000.00)

dollars, Now, Know all men by these presents, That I, Mrs. Lucy S. Holmes, in consideration of the premises, and in order to create the trusts before recited, do hereby bargain, grant, and sell, and release unto S.A. Bishop, W.R. Anderson, O.E. Taylor, Paul F. Beacham and W.D. Reynolds, as

Trustee of said Holmes Bible and Missionary Institute, and to their successors in office as such, and their assigns forever, in fee simple, the following lots or parcels of land in said State and

County, situate near the limits of the City of Greenville, on the south side of Buncombe Street described as follows: Beginning at an iron pin on an alley and Finley Street (now Briggs Avenue);

thence with the latter named Street S. 57-1/4 W. 65 feet to an iron pin; thence N. 34 W. 180 feet to an iron pin; thence N. 57-1/4 E. 65 feet to an iron pin on alley; thence with alley S. 34 E.

to the beginning corner.

There is an encroachment on the above lot by what is known as the City Quarry, and I hereby

convey to the said Trustees of the Holmes Bible and Missionary Institute, their successors and assigns, my right, title and interest to every and all actions against the public making or having

made such encroachment in so far as it effects the said lot; being the same lot conveyed to me

by W.J. Thackston, by deed dated November 14, 1911, which is duly recorded in the R.M.C. Office

for State and County aforesaid in Book 17, page 140; also

that other lot or parcel of land in the State and County aforesaid, on the south side of Buncombe

Street, and in the City of Greenville, conveyed to my husband, N.J. Holmes, by W.J. Thackston by

deed dated the 18th, day of November 1911, which is duly recorded in R.M.C. Office for said

State and County in Book 17, page 139, and in which, under the will of my said husband, I have a

a life estate, as follows:

Beginning at an iron pin on the west side of Finley Street, also called Briggs Avenue, and also

the corner of lot heretofore conveyed to Lucy S. Holmes; thence with Finley Street S. 57-1/4 W. 65

feet to the corner of lot heretofore sold Cole; thence with Cole's line S. 34 E. 180 feet to an

iron pin; thence N. 57-1/4 E. 65 feet to an iron pin, also the corner of Lucy S. Holmes' lot; thence

with Lucy S. Holmes line S. 34 E. 180 feet to the beginning corner.

There is an encroachment on the rear of this lot by reason of the operation of a rock quarry, and I

hereby assign all right, title and interest that I may own or may be due for damages to the

grantee in so far as it effects this lot.

(Over)

Vertical text on the right margin: West... recorded... 1930 at 3:30 P.M.