

State of South Carolina,  
County of Greenville.

Know all men by these presents: I, J.H. Brown have agreed to sell to C.M. Martin a certain lot or tract of land in the County of Greenville, State of South Carolina, All that piece, parcel or lot of land situate, lying and being in the County and State aforesaid on West Washington Street at number 811 W. Washington, fronting fifty feet, more or less depth 217-10 feet, more or less. And execute and deliver a good and sufficient warranty deed therefor on condition that C.M. Martin shall pay the sum of Eleven Thousand Dollars in the following manner, Two thousand Dollars cash, fifteen hundred dollars on or before Oct. 1st, 1922, fifteen hundred dollars on or before Oct. 1st, 1923, and assume a Six thousand Dollar mortgage now on said property ~~with interest on three thousand dollars~~ with interest on three thousand dollars ~~from date at eight per cent. per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal~~ from date at eight per cent. per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal ~~with interest on three thousand dollars~~ The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due J.H. Brown shall be discharged in law and equity from all liability to make said deed, and may treat said C.M. Martin as tenant holding over after termination or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of - Dollars per year for rent, or by way of liquidated damages, ~~or by way of liquidated damages~~ In witness whereof we, have hereunto set our hand and seals this 28th, day of Sept. A.D. 1921.

In the presence of:  
W.O. Groce, J.H. Brown (Seal)  
W.E. McCain.

State of South Carolina,  
County of Greenville.

Personally appeared W.O. Groce who says on oath that he saw J.H. Brown sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with W.E. McCain witnessed the same. Sworn to before me this 28, day of September A.D. 1921. W.E. McCain (Seal) W.O. Groce Notary Public, S.C.

Recorded October 15th, 1921.

State of South Carolina, }  
County of Greenville. } SS.

Know all men by these presents, That I, T.Walker Masters, also known as "T.W. Masters" or "Walker Masters", a married man, of Greenville County, State of South Carolina, Vendor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to me in hand paid by Saluda Land and Lumber Company, a corporation, Vendee, at and before the sealing and delivery of these presents, the receipt whereof is by me hereby acknowledged, have granted, bargained, sold and released, and by these presents do hereby grant, bargain, sell, release and quit-claim, unto said Saluda Land and Lumber Company, a corporation created, organized and existing under the laws of the State of Delaware, duly authorized to do business in the State of South Carolina:

All my right, title, estate, interest, claim and demand of whatsoever nature, in and to all that certain Mountain Land (which I now own or claim to own) situate and being on waters tributary to South Saluda River, in Cleveland Township, Greenville County, State of South Carolina, lying to the North of my home tract on said South Saluda River, in the Township aforesaid, except that certain tract of land known as the "Mrs C.M. Moore Tract", containing 10 acres, lying within the boundaries of the so called Thos. Wilson-Guignard Tract on Mathews Creek, now owned by Saluda Land and Lumber Company, designated as Tract D-I on a plat of said property made for said Company by Howard Wiswall, C.E., 1920-1921. The tract of 10 acres hereby reserved and excepted being the same conveyed to myself, the said T.Walker Master and J.F. Burgess by S.E. Bagwell, sole-heir-at-law of Mrs. C.M. Moore, deceased under deed bearing date March 8, 1909, recorded R.M.C. Office Greenville County Vol. 4, of Deeds, page 100.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said lands and premises belonging or in anywise incident or appertaining. It being my intention by this deed to release and convey unto the Vendee herein, except as to the ten acre tract above described, all my right, title, estate and interest in and to all the Mountain Land in the district aforesaid, lying to the north of my home tract, as above set forth; The said home tract containing 290 acres, more or less, bounded by lands of Saluda Land and Lumber Company, Benjamin Masters, South Saluda River, and Estate of Joseph Bates, being specifically excepted and reserved from this conveyance.

To have and to hold, All and singular, the premises before mentioned and conveyed, unto the said Saluda Land and Lumber Company, a corporation, its successors and assigns forever. In witness whereof, I have hereunto attached my hand and affixed my seal this 18, day of October A.D. 1921.

Signed, sealed and delivered in the presence of:  
Mrs. J.L. Looper, {Stamps 50 cts.} T.Walker Masters (L.S.)  
A.L. Edens,

State of South Carolina, }  
County of Greenville. } SS.

Personally appeared before me Mrs. J.L. Looper and made oath that she saw the within named T.Walker Masters, sign, seal and as his act and deed, deliver the within written deed of conveyance

(Over)