

State of South Carolina,
County of Greenville.

For and in consideration of the sum of Forty (\$40.00) Dollars per month, payable at the end of each month, beginning October 15th, 1922, and continuing for a period of two years from date, I S.M. Brown, hereby lease and let unto John Austin, the first floor of a store room located on 526 E. McBee Ave., City of Greenville, State and County aforesaid, and also a house located at 212 Mordeca Street, City of Greenville, State and County aforesaid.

Said Austin is to keep premises in reasonable good repair.

For and in consideration of the premises above let unto me, I, John Austin, agree to pay to the said Brown the sum of Forty (\$40.00) Dollars per month for the premises above referred to for a period of two years from the date hereof.

Witness:

Jim Allen,

Rufus Strange.

State of South Carolina,
County of Greenville.

Personally came before me Jim Allen and made oath that he saw the within named S.M. Brown and John Austin sign, seal and as their act and deed, deliver the within instrument, and that he with Rufus Strange witnessed the execution thereof.

Sworn to before me this 25th, day
of February A.D. 1922.

Jim Allen

Dixie H. Rector (Seal)

Notary Public, S.C.

Recorded February 25th, 1922.

State of South Carolina
County of Greenville.

This Agreement made and entered into this the 25th, day of February 1922, by and between William H. Austin of the one part, and James R. Williams, of the other part,
Witnesseth:

That for and in consideration of the terms and conditions and money to be paid, as is hereinafter stated, the said William H. Austin, has bargained, and sold to James R. Williams, and will convey to him as is hereinafter stated, that certain lot of land situate in the City and County of Greenville, South Carolina, fronting sixty (60) feet on the North side of East Avenue, and running back in parallel lines two hundred (200) feet, and fully described in a deed to the said William H. Austin by Henry P. McGee, dated January 5th, 1922, and recorded in Volume 74, at page 206.

The purchase price for the said lot is forty-nine hundred and thirty (\$4930.00) Dollars, and is to draw interest from the date hereof until paid at the rate of eight (8) per cent per annum, payable semi-annually, and if not so paid to draw interest at the same rate as the principal until paid.

If the interest is not paid when due, as above stated, and any payment is thereafter made, such payment shall be first applied to the payment of the interest, taxes and insurance, if any such be due, and if any then remains, to be applied to the principal.

Said principal is payable as follows: Sixty (\$60.00) Dollars March 15th, 1922, and sixty (\$60.00) Dollars on the 15th, day of each and every consecutive month thereafter until paid in full; and as before stated, if at the time of any such payment, there shall be due and unpaid any interest, such payment shall be first applied to the payment of interest.

It is further agreed that the said Williams will pay all taxes and assessments against the property; will keep all buildings thereon fully insured, and pay any premiums thereof; the said taxes, assessments and insurance premiums are exclusive of the monthly payments hereinabove referred to.

And in the event the said Williams does not pay and keep paid such taxes, assessments and insurance premiums, then any payments made under this contract may be applied to the payment of such, as is hereinbefore stated and provided for the payment of any past due interest.

It is further agreed that when said principal and interest have been paid, fully, and there remains no taxes or insurance premiums due, and if all the other terms and conditions of this contract have been kept by the said Williams, then the said Austin will execute and deliver to the said Williams, his deed and thereby convey to him in fee simple free from encumbrance, including dower renounced, if any, the lands hereinabove referred to.

It is further agreed that upon the failure of the said Williams to make any payment when due or upon the breach by him of any term of condition herein stated, the said Austin may at his option declare this contract at an end, and thereupon re-enter and take possession of the premises and remove all persons therefrom, and all money up to such time which may have been paid to the said Austin by the said Williams, hereunder, shall be kept by the said Austin in payment of liquidated damages, and for the use and occupation of said premises.

That time is of the essence of this contract.

To all of the foregoing, the parties hereunto do hereby bind themselves, their heirs and assigns, and in duplicate set their hands, and seals this the day and year first above written.

Witnesses,
B.B. Mills,
J.M. Latimer,

Wm.H. Austin
Jes. R. Williams.

State of South Carolina,
County of Greenville.

Personally appeared before me B.B. Mills and made oath that she saw William H. Austin and James R. Williams sign, seal and as their act and deed, deliver the within written deed and that she with J.M. Latimer witnessed the execution thereof.

Sworn to before me this 25,
day of February A.D. 1922.

J.M. Latimer (Seal)
Notary Public, South Carolina.

B.B. Mills

Recorded February 27th, 1922.