

State of South Carolina,  
County of Greenville.

Know all men by these presents, That I, Elizabeth M. Cleveland, widow, of Greenville County, State of South Carolina, hereinafter called the Vendor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to me in hand paid by J. Norwood Cleveland, of Marietta, Greenville County, State of South Carolina, 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 and release unto the said J. Norwood Cleveland, hereinafter called the vendee, the following piece, parcel or tract of land situate on the waters of North Saluda River in Saluda Township, Greenville County, State of South Carolina, and more particularly described as:

That certain tract of land, situate, lying and being on the south slope of Hyde Mountain, containing One hundred thirty-two acres, more or less, bounded on the North by lands of Saluda Land and Lumber Company, formerly of Giles Morris; on the West and South by lands now or formerly of Augustus Barton; on the South and East by lands of Saluda Land and Lumber Company, formerly of William C. Trammell, and having such shape, courses and distances as is more particularly shown by a plat thereof, made by Howard Wiswall, C.S. March 1921, hereunto annexed and made a part of this deed of Conveyance.

Being the same tract of land conveyed unto me, the said Elizabeth M. Cleveland as 150 acres, by W.A. Morgan under Deed bearing date, October 13, 1900, appearing of record in the office of the Registrar of Mesne Conveyance in and for Greenville County, State of South Carolina in Volume 666 of Deeds, page 355.

Together with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

Saving and Excepting, however, from this conveyance, and Reserving unto the Vendor, her heirs and assigns:

All Coal, Oil, Minerals and Mineral Deposits, of whatsoever nature, situate, lying and being in, under or upon the above described land, with the right to enter thereupon, explore for, mine and remove the same at any time within fifty (50) years from the date hereof.

To have and to hold, all and singular, the premises hereinbefore described, unto the said J. Norwood Cleveland, his heirs and assigns, forever.

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises, unto the said J. Norwood Cleveland, his heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part or portion thereof.

In witness whereof I have hereunto attached my hand and affixed my seal this 9th, day of May

A.D. 1922.

Signed, sealed and delivered

in the presence of:

(Stamps 50 cts.)

Mrs. Elizabeth M. Cleveland, -

N.C. Poe, Jr.

Eugene Williams.

State of South Carolina, SS  
County of Greenville.

Personally appeared before me N.C. Poe, Jr. and made oath that he saw the within named Elizabeth M. Cleveland sign, seal and as her act and deed deliver the within written deed, and that he with Eugene Williams witnessed the due execution thereof.

Sworn to before me this day of May A.D. 1922.  
John McH. Mauldin  
Notary Public for State of South Carolina. My Commission expires at the pleasure of the Governor.

N.C. Poe, Jr.

Recorded May 10th, 1922.

END OF Doc

State of South Carolina,  
County of Greenville.

Agreement.

This Agreement entered into this the first day of May A.D. 1922, by and between C.C. Good, hereinafter called the Seller, and Iowa Blackwell, hereinafter called the Purchaser.

Witnesseth: That, the Seller agrees to sell and the Purchaser agrees to buy the lot of land hereinafter described, and the Purchaser agrees to pay therefor the sum of Eleven Hundred eighty-nine and no/100 (\$1189.00) Dollars as follows: Five hundred (\$200.00) Dollars in cash, the receipt whereof is hereby acknowledged, and the balance of Nine hundred Eighty-nine (\$989.00) Dollars, to be paid as follows: Fifty and no/100 (\$15.00) Dollars per month; the first payment to be made on June 1st, 1922, and the other payments of fifteen and no/100 (\$15.00) Dollars per month to be due and payable on the first day of each and every month thereafter until the remaining portion of the purchase price is paid and discharged in full. The said sum of Nine hundred eighty-nine (\$989.00) Dollars to bear interest at eight per cent. per annum, payable semi-annually from the first day of May A.D. 1922; interest not paid when due to bear interest at the same rate as principal. In case the Purchaser is in default of payments and any part of the purchase price or interest is collected by attorney, or through legal proceedings, Purchaser agrees to pay ten per cent. as attorney's fee, together with cost. In the event the purchaser is in default of payment for ninety (90) days the Seller shall have the option to declare this agreement null and void and to retain the proceeds paid in on the purchase price as liquidated damages or as rental on the property. When the purchase price has been paid down to the sum of Five hundred and no/100 (\$500.00) the Seller agrees to execute a good and sufficient deed to the Purchaser to the premises herein described and delivered same to the Purchaser; at which time the purchaser is to execute and deliver to the Seller a first mortgage over said premises in the sum of Five hundred and no/100 (\$500.00) Dollars, payable one year after date and provide for eight (8%) per cent. semi-annually interest and ten per cent attorneys fee.

The right is given to the Purchaser to anticipate the payment of any or all of the balance due on the purchase price, and in the event the purchase price is paid in full the Seller agrees to execute and deliver a deed to the Purchaser.

The Purchaser agrees to re-imburse the Seller for fire insurance premium for fire insurance on the House, situate on the premises, in a sum not exceeding the sum of Five hundred Dollars.

Lot of land covered by this agreement is described as follows: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, just beyond the limits of the City of Greenville and described as follows: on the west side of Buncombe Road on Park Street and having a frontage of fifty (50) feet on Park Street with a depth of one hundred (100) feet, running back in parallel lines and being known and designated as Lot number 121 of subdivision of lands of Greenville Trust Company, formerly belonging to D.P. Verner, deceased according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book A., at page 177.

Witness our hands and seals this first day of May, A.D. 1922.

Witnesses:  
H.C. McKnight,  
A.C. Mann.

C.C. Good, (Seal)  
Seller.  
her  
Iowa X Blackwell (Seal)  
mark  
Purchaser.

The State of South Carolina,  
County of Greenville.

Personally appeared before me H.C. McKnight and made oath that he saw the within named C.C. Good & Iowa Blackwell, sign, seal and as their act and deed deliver the within written agreement and that he with A.C. Mann witnessed the execution thereof.

Sworn to before me this day of May A.D. 1922.

A.C. Mann (L.S.)  
Notary Public for South Carolina.

H.C. McKnight

Recorded May 11th, 1922.

END OF Doc