

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

S. C. Stamps 404

KNOW ALL MEN BY THESE PRESENTS: I, J. M. Perry, have agreed to sell to Wm. E. Ford and Effie Burns Ford a certain lot or tract of land in the County of Greenville, State of South Carolina, on the north side of Sidney Street.

measuring 50 feet on Sidney Street and running back 150 feet, and known as Lot No. 14 on plat of property of J. M. Perry, made by R. E. Dalton, May 1923, recorded in Plat Book H, page 187, P. M. C. Office for Greenville County, there being a three room located on said lot.

* Provided that when a total of \$680.00 shall have been paid the seller will, at the option of the purchasers, execute a deed upon the purchasers giving their note for the balance of \$250.00 secured by a first mortgage on the property, bearing interest and herein stipulated and payable one year from the date thereof.

and execute and deliver a good and sufficient warranty deed thereon on condition that the purchasers Wm. E. Ford shall pay the sum of Two Hundred (\$200.00) Dollars in the following manner: Two Hundred (\$200.00) Dollars cash on the date of the execution of this deed for title and \$20.00 cash monthly for 24 months beginning November 5, 1937 and \$40.00 each month thereafter.

until the full purchase price is paid, with interest on same from date at 6% 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, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of Fifty (\$50.00) Dollars for attorney's fees, as is shown by note of even date herewith.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due J. M. Perry shall be discharged in law and equity from all liability to make said deed, and may treat said Wm. E. Ford and Effie Burns Ford as tenant holding over after termination, or contrary to the terms of their lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of Two Hundred (\$200.00) Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note. In witness whereof, J. M. Perry have hereunto set my hand and seal, this 5th day of October, A. D. 1937.

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Harriet R. Wright who says on oath that she saw J. M. Perry sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she, with John S. Taylor witnessed the same. Sworn to before me, this 5th day of October, A. D. 1937. J. D. Rainey, Notary Public, S. C. Recorded Aug 28, 1939 at 1:18 o'clock, P. M.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: W. E. Bass and R. M. Caine have agreed to sell to J. W. Bagwell a certain lot or tract of land in the County of Greenville, State of South Carolina, known and designated as tract No. 1 of the property formerly of Union Central Life Insurance Company, according to plat of said property recorded in Plat Book 3, Pages 69 and 70, located near the New-Buscon Road about 3 miles from Greenville County Courthouse, containing 6.35 acres, more or less, and having the following metes and bounds.

Beginning at an iron pin on the West side of Franklin Road joint corner of tracts 1 and 2, said plat, and running thence with said Franklin Road S. 13-00 West 156 ft.; thence continuing with said road South 32-08 West 465 feet to iron pin in or on the bank of branch; thence N. 61-10 W. 297 feet; thence N. 68-00 W. 124 feet to pin in bank of branch, joint corner of tracts Nos. 1 and 24, said plat; thence with joint line of said tracts Nos. 1 and 24, N. 18-43 E. 549.5 feet to rear joint corner tracts Nos. 1, 2, 23 and 24; thence with joint line of tracts Nos. 1 and 2, S. 71-17 E. 511 ft. to point of beginning. Conveyance will be subject to right of way of Duke Power Company. Buildings to be built back in line with other not nearer than 50' to street and road.

and execute and deliver a good and sufficient warranty deed thereon on condition that J. W. Bagwell shall pay the sum of Seven Hundred (\$700.00) Dollars in the following manner: \$75.00 cash, receipt of which is hereby acknowledged and \$12.00 on the first day of each and every month commencing October 1, 1939 and continuing.

until the full purchase price is paid, with interest on same from date at 6% 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, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of Fifty (\$50.00) Dollars for attorney's fees, as is shown by note of even date herewith.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due J. W. Bagwell shall be discharged in law and equity from all liability to make said deed, and may treat said W. E. Bass and R. M. Caine 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 Seven Hundred (\$700.00) Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note. In witness whereof, W. E. Bass and R. M. Caine have hereunto set our hand and seal, this 31st day of August, A. D. 1939.

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Willie Mae Watson who says on oath that she saw W. E. Bass and R. M. Caine sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she, with Mary S. Shaw witnessed the same. Sworn to before me, this 31st day of August, A. D. 1939. J. B. Clardy, Notary Public, S. C. Recorded Sept 2nd 1939 at 9:42 o'clock, A. M.

Vertical text on the right margin: W. E. Bass and R. M. Caine have agreed to sell to J. W. Bagwell a certain lot or tract of land in the County of Greenville, State of South Carolina, known and designated as tract No. 1 of the property formerly of Union Central Life Insurance Company, according to plat of said property recorded in Plat Book 3, Pages 69 and 70, located near the New-Buscon Road about 3 miles from Greenville County Courthouse, containing 6.35 acres, more or less, and having the following metes and bounds. Beginning at an iron pin on the West side of Franklin Road joint corner of tracts 1 and 2, said plat, and running thence with said Franklin Road S. 13-00 West 156 ft.; thence continuing with said road South 32-08 West 465 feet to iron pin in or on the bank of branch; thence N. 61-10 W. 297 feet; thence N. 68-00 W. 124 feet to pin in bank of branch, joint corner of tracts Nos. 1 and 24, said plat; thence with joint line of said tracts Nos. 1 and 24, N. 18-43 E. 549.5 feet to rear joint corner tracts Nos. 1, 2, 23 and 24; thence with joint line of tracts Nos. 1 and 2, S. 71-17 E. 511 ft. to point of beginning. Conveyance will be subject to right of way of Duke Power Company. Buildings to be built back in line with other not nearer than 50' to street and road. and other valuable consideration I hereby transfer this Bond for title to J. W. Bagwell on the 15th day of May 1940 at 11:00 a.m. J. W. Bagwell