

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS INDENTURE Made and entered into by and between Anna R. Ware, hereinafter designated as Lessor, and the City of Greenville, S.C. hereinafter designated as Lessee.

WITNESSETH:

That the said Lessor does hereby grant, bargain, and lease unto the said Lessee a certain lot of land situate in the City and County of Greenville, South Carolina, fronting sixty-five feet on Irvine Street and running back to Church on lines parallel with Washington Street and having a width of 65 feet on Church Street, for the term of five years, commencing on the 20th day of May, 1916, unless possession can be obtained before such time, and the said Lessee, in consideration of the use of said premises for the said term, promise to pay to the said Lessor the sum of Two Hundred and Forty (\$240.00) Dollars per annum, payable monthly, the payment of rent to commence when possession is obtained.

To have and to hold unto the said Lessee, its successors and assigns for the said term.

It is understood and agreed that the Lessee shall have the privilege of erecting such building as it may see fit on said lot, and at the expiration of this lease, the lessee shall have the privilege of removing all of the buildings therefrom that are now on said lot or that may hereafter be erected.

It is further understood and agreed that in case that rent shall be in arrears and unpaid for a period of three months, then the Lessor shall have the right of declaring at her option this lease forfeited, but in case the Lessee faithfully and promptly pays said rent when due according to the terms of this contract, then the said Lessee may peaceably hold and enjoy said premises for the term aforesaid.

IN WITNESS WHEREOF, the said parties have hereunto in duplicate set their hands and seals this the 21st. day of April, 1916.

WITNESSES:

J. B. Rasor
E. E. Ware

Anna R. Ware
Lessor
C. S. Webb
Mayor
G. Frank League
City Clerk and Treasurer

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PERSONALLY appeared before me J.B. Rasor, who on oath says that he saw the within named Anna R. Ware and the City of Greenville, South Carolina, by C. S. Webb, Mayor, and G. Frank League, City Clerk and Treasurer; sign, seal, and deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with E. E. Ware witnessed the execution thereof.
Sworn to before me this 25 day of April A.D. 1916.

Oscar Hodges (SEAL)
Notary Public for South Carolina

H. B. Rasor.

Recorded May 30, 1916.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONTRACT OF PURCHASE AND SALE.

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THIS AGREEMENT entered into this 22nd day of March 1916, by and between Thomas F. Parker, party of the first part, and Edwin Howard party of the second part, WITNESSETH:

That for and in consideration of the agreements contained herein, and the payment of the sum of money hereinafter specified, the party of the first part agrees to sell to the party of the second part all that certain lot of land situate in the City of Greenville, in the County and State aforesaid (and the party of the second part agrees to buy from the party of the first part the said premises) described as follows:- Lot no 7 as shown on a plat of the property of Thomas F. Parker made by R.E. Dalton Engineer dated Feb. 1916 and filed for record in the R.M.C. office of Greenville County.

The party of the first part agrees to execute and deliver to the party of the second part a fee simple, general warranty deed for the above described premises containing the restrictions hereinbelow stated whenever the party of the second part shall have paid for the said premises the sum of Twenty Two Hundred and no/100 Dollars whereof Five hundred Fifty and no/100 dollars have been paid in cash, and the remainder is to be paid as follows: \$550.00 Twelve Months from date, \$550.00 Twenty Four Months from date, and \$550.00 Thirty Six Months from date. Time is of the essence of this contract. Interest at the rate of seven per cent. per annum is to be charged against the purchaser on the above mentioned deferred payments, and all interest not paid when due shall draw interest at the same rate as principal.

It is agreed that if the purchaser shall be in default in making any of said deferred payments for a period of sixty days, this contract shall be null and void, and the money paid herein shall be retained by the party of the first part as liquidated damages without any liability to account for same. The purchaser is to have the option of paying the balance due on said lot at any time provided no payments are then past due.

The party of the second part hereby agrees, upon request of party of the first part, to accept a deed as provided herein and execute notes secured by first mortgage of the premises to the party of the first part to secure the deferred payments as set out herein, said notes to bear interest at seven per cent. per annum and to be payable at the times hereinabove stated; all papers to be prepared and
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