

'(Bond for Title)'

State of South Carolina,
County of Greenville.

Know all men by these presents, That I, Francis A. Knight, of Greenville County, in the State of South Carolina, have agreed to sell to J.C. Edwards, of Greenville County, S.C. a certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, and County of Greenville, on branch waters of Beaverdam Creek, known as part of the Lemuel C. Dill tract of land, having the following metes and bounds, to-wit:

Beginning on a stone XOM near a spring, S.W. corner and running thence down branch N. 4-3/4 W. 17.43 to a bend; in branch; thence N. 13-3/4 E. 4.67 to a W.O. (gone), now a stone; thence N. 60 E. 5.70 to a hickory-stump, P.G. Green's corner; thence with P.G. Green's line to corner; thence with P.G. Green's line S. 72-1/2 E. 18.10 to a P.O. EXNM; thence S. 2-3/4 E. 18.20 to a stake NM; thence S. 86-1/2 W. 22.43 to the beginning corner, and containing forty-eight (48) acres, more or less, adjoining lands of P.G. Green, T.B. Powell and others.

Reserving a Right-of-way to the Public Road as the Old Road now stands, leading to the Cabin (house) on tract No. two (2), which is not sold nor included in this Bond for Title.

This being the same tract of land conveyed to me, the said Francis A. Knight by Elizabeth Brookshire, by a deed dated 21st, day of October 1915, and recorded in the R.M.C. Office for said County and State in Deed Book # 38, at page 84, to which reference is hereby craved.

Upon the condition that Francis A. Knight is to pay all taxes thereon in the year 1917, and the said J.C. Edwards is to pay the sum of Twenty-four hundred (\$2400.00) Dollars for said land in the following manner:

One hundred (\$100.00) Dollars in cash upon the execution of this Contract and the balance (\$2300.00) due and payable on the first day of January 1918, with interest on same from maturity at the rate of eight (8%) per cent. per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at the 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 ten per cent of the amount due thereon for Attorney's fee, and said J.C. Edwards having given his Note for the amount due as aforesaid.

It is agreed that time is of the essence of this Contract and if said payments of every kind be not made when due, I the said Francis A. Knight shall be discharged in law and equity from all liability to make said deed, and may treat the said J.C. Edwards 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 all the money paid in this contract as a forfeit per year for rent or by way of liquidated damages, or may enforce payment of said Note.

The said Francis A. Knight, is to receive all the rents and profits made on the above land for the year 1917.

In Witness whereof, we the said Francis A. Knight and J.C. Edwards have hereunto set our hands and seals this 10th, day of February A.D. 1917.

Signed, sealed and delivered

in the presence of:

Lottie Coleman,

James R. Bates.

Francis A. Knight, (Seal)

J.C. Edwards, (Seal)

(next page)

State of South Carolina,
County of Greenville.

Personally appeared before me Lottie Coleman who says on oath that she saw Francis A. Knight, and J.C. Edwards sign, seal and deliver the foregoing Instrument for the uses and purposes therein mentioned, and that she with James R. Bates witnessed the execution thereof.

Sworn to before me this 10th, day

of February A.D. 1917.

Lottie Coleman

James R. Bates (L.S.)

Notary Public for S.C.



Recorded February 10th, 1917.

(Deed)

The State of South Carolina,
County of Greenville.

Know all men by these presents, That I, Jones R. West of the County of Greenville in the State aforesaid, in consideration of the sum of Two hundred fifty (\$250.00) Dollars to the grantor in hand paid at and before the sealing of these presents by the grantee hereinafter mentioned (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said S.G. Green, All that piece, parcel or lot of land situated in Greenville Township, Greenville County in the State aforesaid, being a lot known as Number 21, of the sub-division of the property conveyed by the Brandon Mills to the Grantor herein by deed dated 18th, August 1916, and recorded in R.M.C. office for Greenville County, Vol. 25, page 348.

Said lot being fully shown and described by metes and bounds on a plat marked "Property of J.R. West, on Easley Bridge Road, June 12, 1914, Recorded in R.M.C. Office for Greenville County Vol. C. page 190.

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

To have and to hold all and singular the premises before mentioned unto the said S.G. Green, his heirs and assigns forever.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said S.G. Green - Heirs and Assigns, against myself and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this 2nd, day of December in the year of our Lord one thousand nine hundred and sixteen and in the one hundred and forty-first year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

O.J. Bennett,

I.T. Campbell,

J.R. West, (L.S.)

(over)