

State of South Carolina,)
(Lease and Contract of Sale.
County of Greenville.)

I, T.F. Hunt, lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain and lease unto Jos. E. Leach, lessee, the house situate on the North side of Earle Street (said house being situate on Lot No. 26, Section "F", Plat Stone Land Company, made by J.E. Serrine), together with the outbuildings and the space on said lot of 60 x 200, for the term of three (3) months, beginning October first, 1917, and ending January first 1918; and the said lessee, in consideration of the use of the said premises, for the said term, promises and agrees to pay the said lessor the sum of Thirty (\$30.) Dollars per month, payable monthly.

Provided, however, that failure on the part of the lessee herein to pay the said rent when due, shall operate, at the option of the lessor, as a termination of this lease.

It is further agreed by and between the lessor and lessee herein, in consideration of the above, that the lessee shall have, on or before the first day of January 1918, the right to purchase the house and lot herein leased for the sum of Thirty-seven hundred (\$3700.) Dollars, cash or payment as follows:

Five Hundred (\$500) Dollars cash, ~~Five Hundred (\$500) Dollars~~ One thousand (\$1,000.) Dollars and interest on balance of Thirty-two (\$3200.), at seven (7) per cent per annum twelve (12) months from date of purchase, ~~One thousand (\$1,000.) Dollars~~ and whole balance of principal and interest two (2) years from date of purchase; ~~and whole balance of principal and interest two (2) years from date of purchase;~~ And the lessor herein, upon compliance of either conditions above stipulated, agrees to convey to the lessee herein a good and marketable title to the above premises, free from all liens and encumbrances whatsoever.

To have and to hold the said premises unto the said lessee, his executors, administrators and assigns for the said term.

A destruction of the premises by fire or other casualty, or One (1) months arrear of rent, shall terminate this lease. The lessee agrees to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

To all of which we hereby bind ourselves, our heirs, executors, administrators and assigns, this the 12th, day of September 1917.

(Erasures and interlineations made before execution)

Signed, sealed and delivered
in the presence of: T.F. Hunt, (Seal)
Lessor.
Z.A. Smith, Jos. E. Leach, (Seal)
W.A. Chandler. Lessee.

State of South Carolina,
County of Greenville.

Personally comes before me W.A. Chandler who upon oath says that he saw the within named T.F. Hunt and Jos. E. Leach, sign, seal and as their own act and deed deliver the within written instrument for the purposes therein written, and that he with Z.A. Smith witnessed the execution thereof. Sworn to before me this 12th, day of September 1917.
R.G. Stone (Seal) W.A. Chandler
Notary Public for South Carolina.

(Agreement)

State of South Carolina,
County of Greenville.

This Agreement between Thomas J. Hannon and J.J. McSwain, Witnesseth:

1- That the said Thos. J. Hannon agrees to buy, and the said J.J. McSwain agrees to sell to him, by fee simple warranty title, free from all liens and encumbrances, for the sum of Five Thousand Five hundred (\$5,500.00) Dollars, that tract of land, in the County of Greenville, State of South Carolina, in Greenville Township, on the new concrete road, containing sixteen and one-hundredth (16-1/100) acres, more or less, as represented by plat of W.D. Neves, and being the same tract of land conveyed to the said J.J. McSwain by F.C. Worley, by his deed dated Nov. 20th, 1916, and recorded in the R.M.C. Office for Greenville County, in Deed Book 41, page 389, reference to same being hereby craved, upon the following considerations:-
One hundred (\$100.00) Dollars in cash, the receipt whereof is hereby acknowledged, and the balance to be paid as follows: \$200.00 Nov. 1st, 1917, \$200.00 Jan. 1st, 1918, and the remainder of said purchase money to be paid in annual installments of Four Hundred (\$400.00) Dollars each, on the 1st day of January of each succeeding year thereafter, to be applied to the principal, with interest on the unpaid balance of the principal, as it accrues, at the rate of 7% per annum, payable on January 1st, in each successive year, and so to continue until the whole amount of principal and accrued interest on any deferred payment of the principal has been paid in full.

It is agreed further, that when the sum of Five hundred (\$500.00) Dollars has been paid, on or before January 1st, 1918, a deed with full warranty, and free from liens and encumbrances as aforesaid shall be executed by J.J. McSwain, and delivered to Thos. J. Hannon, and that the said Thos. J. Hannon, shall then execute to the said J.J. McSwain his note and mortgage on the premises, which mortgage shall constitute a first lien thereon, to secure the balance of said purchase price; and it is further agreed that there shall be no default of any of the aforesaid payments, and no foreclosure of the said mortgage, so long as the average payment of Four Hundred (\$400.00) Dollars per year on the principal is paid. If more than \$400.00 is paid in any one year, then less than \$400.00, by the amount of such excess, may be paid the following year, without being cause for default; And it is further agreed that the said Thos. J. Hannon shall have the right and privilege to anticipate and to pay more than the aforesaid stipulated payment, or to pay the purchase price, or any balance thereof in full, at any time in the future, within the period herein contemplated.

It is agreed further that the said Thos. J. Hannon shall have the right of immediate entry upon said premises to sow grain, build terraces, or to do any other work on the place not inconsistent to the convenience of the present tenant. And said Thos. J. Hannon, upon the execution of the deed herein above referred to, shall have the right to full and complete possession of the premises herein above referred to.

Witness our hands and seals in duplicate the 15th, day of September A.D. 1917.

In the presence of:
H.C. Miller, J.J. McSwain (L.S.)
Aurelia T. Rison, T.J. Hannon, (L.S.)

State of South Carolina,
Greenville County.

Personally appeared before me H.C. Miller who on oath says that he was present and saw the within -