

State of South Carolina,)
Contract of Sale of land.
County of Greenville.)

This agreement entered into this 12, day of December 1919 between Rasor-Latham Real Estate Co. Agts. for E.E. Edwards estate called the seller and J.H. Walker hereinafter called the purchaser: Witnesseth: - That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell and the purchaser agrees to buy, the hereinafter described lot of land at the price of Eighty-five hundred dollars (\$8500.00), of which \$500 has been paid in cash and the balance is payable as follows:

Balance of \$8000.00 upon delivery of warranty deed, said deed to be delivered January the first 1920, until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of - per cent per annum to be computed and paid - , and if unpaid to bear interest 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, the purchaser agrees to pay ten per cent in addition to the amount as attorney's fee.

The Seller agrees that there shall be made to the purchaser a good warranty deed for said property.

The property hereby agreed to be sold and bought is described as follows:

35 acres of land, more or less known as the E.E. Edwards place adjoining the lands of J.H. Walker Julia Hawkins and others.

Witness our hands and seals the day and year above written.

Witness:

H.W. Rozier,

Rasor-Latham Real Estate Co.

J.C. Garlington,

By C.V. Latham,
Seller

J.H. Walker,
Purchaser.

H.E. Edwards,
F.E. Edwards,
Sellers.

State of South Carolina,

County of Greenville.

Personally comes before me, H.W. Rozier who being duly sworn says that he saw the within named H.E. Edwards and F.E. Edwards together with C.V. Latham for Rasor-Latham Real-Estate Co.

as Sellers and J.H. Walker, as purchaser sign, seal and as their act and deed, deliver the within contract of sale and purchase and that he with J.C. Garlington witnessed the execution thereof.

Sworn to before me this 8th.

H.W. Rozier

day of January 1920.

J.Theo Solomon, Jr.

N.P. S.C.

Recorded January 8th, 1920.

State of South Carolina,
Greenville County.

Know all men by these presents, That Mary J. Andrea, R.L. Andrea, J.M. Andrea, F.W. Andrea, Lenora E. Lynn, Louisa J. Fowler, Eugenia J. Ford and Mary A. McCain, hereinafter named and mentioned as the Grantors, in consideration of the sum of Ten (\$10.00) dollars and other valuable considerations to us, the said grantors in hand paid at and before the sealing of these presents by Howard Caldwell (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 Howard Caldwell

and his heirs and assigns, All that certain piece, parcel and tract of land lying, and being situate in the County and State aforesaid, and being the lands of A. Andrea, deceased: Beginning at a stake where a branch crosses the road near Moon's land and running thence N. 72-7/8 E. 1257 feet to an iron pin; thence on same degree 1765 feet to an iron pin, passing a P.O. corner; thence N. 38-5/8 E. 1285 feet to stone on road to Greer; thence along said road N. 18-3/8 W. 462 feet to bend; thence N. 13-3/8 W. along abandoned road 495 feet to bend; thence N. 18-3/8 W. 478 feet to stone thence S. 33-1/8 W. 1186 feet to iron pin on Buncombe road; thence along Buncombe road N. 55-3/8 W. 552.5 feet to iron pin; thence along said road on same degree 132.5 feet to bend; thence N. 61-7/8 W. 570 feet to an iron pin; thence along said road on same degree 497.5 feet to bend; thence along said road 157.5 feet to iron pin; thence along said road N. 46-1/4 W. 489.5 feet to bend; thence N. 41 W. 521 feet to iron pin in road; thence leaving said road and running S. 24-5/8 W. 2508 feet to stake on branch; thence along said branch S. 32-1/2 E. 326 feet to bend; thence S. 17-3/8 E. 56 feet to bend; thence along said branch S. 11-3/4 W. 124 feet to bend; thence S. 35-3/4 E. 100 feet to iron pin; thence S. 5-1/2 E. 237 feet to bend; thence S. 22-3/4 E. 121 feet to bend; thence S. 35 E. 124 feet to bend; thence S. 22-1/2 E. 355 feet to iron pin; thence S. 22-1/2 E. 45 feet to bend; thence S. 25-1/2 E. 200 feet to bend; thence S. 12-1/8 E. 215 feet to the beginning corner, and containing 222.43 acres, more or less.

Together with all and singular the rights, members 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 Howard Caldwell and his heirs and assigns forever.

And We, the grantors hereto, do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Howard Caldwell, and his heirs and assigns, against us and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals this the 19, day of December in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and forty-fourth year of the independence of the United States of America.

Signed, sealed and delivered in the presence of:

M.E. Coleman, J.K. Beaty, T.W. Sadler,
W.T. Coleman, Edgar W. Pharr, W.S. Beam.

Mrs. M.J. Andrea, (L.S.)
R.L. Andrea, (L.S.)
Lenora E. Lynn, (L.S.)
Louise J. Fowler, (L.S.)
Jeannett E. Ford, (L.S.)
F.W. Andrea, (L.S.)
J.M. Andrea, (L.S.)
Mary A. McCain, (L.S.)

State of South Carolina,
Greenville County.

(Stamps \$22.50)

Personally appeared before me M.E. Coleman and made oath that she saw the within named R.L. Andrea, Lenora E. Lynn, Louise J. Fowler, Mrs. M.J. Andrea sign, seal and as their act and deed deliver the within written deed, and that she with W.T. Coleman witnessed the execution thereof.

Sworn to before me this 19,
day of December A.D. 1919.

M.E. Coleman

W.T. Coleman (L.S.)
Notary Public for S.C.

Recorded January 8th, 1920.

For other Probates and Dowers, to this Deed, see Deed Book 37 at page 143, 144, 266, 267, 268

See an Affidavit to this Deed, see Deed Book 61 at page 4.