

State of South Carolina,

County of Greenville.

Know all men by these presents that I, Margaret G. Osteen of said County and State, am held and firmly bound unto R.O. Wagner in the penal sum of Fifteen hundred and seventy-five dollars (\$1575.00) to be paid to the said R.O. Wagner or his executors, administrators or assigns, to which payment well and truly to be made and done, I bind myself and my heirs, executors and administrators jointly and severally, firmly by these presents.

Sealed with my seal and dated at Greenville, South Carolina, on this the twenty-second day of November, in the year of our Lord one thousand, nine hundred and nineteen, and in the one hundred and forty-fourth year of the Sovereignty and Independence of the United States of America.

Whereas, an agreement was made and entered into on or about the thirty-first day of October 1919, and bearing said date, by and between the said Margaret G. Osteen and R.O. Wagner whereby the said Margaret G. Osteen agreed to sell to the said R.O. Wagner and he agreed to purchase from her all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina, in the County and Township of Greenville, a short distance west of the City of Greenville known and designated as lot No. 36 in Block "C" of the City View Land Company, as shown on a plat of said land, recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "A", page 460; this being the same lot of land conveyed to the said Margaret G. Osteen by W.A. Chandler by deed bearing date May 16, 1917, and recorded in said office in Deed Book 55, page 76.

And whereas, said lot of land is subject to the lien of a mortgage for eight hundred and sixty-nine dollars and twelve cents (\$869.12) executed and delivered by the said W.A. Chandler to the Bank of Commerce, bearing date December 21, 1916 and recorded in said office in Mortgage Book 36, page 173.

Now, therefore, the condition of the above obligation is such that if the above bound Margaret G. Osteen shall and do, well and truly pay said mortgage in full and discharge the lien thereof, and convey said lot of land to the said R.O. Wagner by a good and sufficient deed of conveyance in fee simple, freed and discharged of all liens whatsoever, including tax liens, and with all necessary power renunciations, upon his paying in full for the same in accordance with the terms of said agreement or upon his paying one-third of said purchase price and executing and delivering to said Margaret G. Osteen a first mortgage covering said property for the remainder of said purchase price as stipulated in said contract; and shall pay all taxes upon said property for the year 1919, and shall pay all insurance premiums upon the house situate thereon up to this date (it being agreed in and by said contract that said R.O. Wagner shall pay the premiums on all insurance after this date and shall pay all taxes for the year 1920 and thereafter; and it being hereby agreed that the provisions of said original contract are modified to this extent: that if the said R.O. Wagner should be prevented by illness or unavoidable accident from making monthly payments of twenty-five dollars stipulated in said contract, or any one or more of them, at the respective times therein designated, the said Margaret G. Osteen will allow him a period of not exceeding 90 days within which to make any such payment) then this obligation shall become null and void; otherwise to remain in full force and virtue.

Signed, sealed and delivered

in the presents of:

Arthur S. Agnew,

W.A. Chandler.

State of South Carolina,

County of Greenville.

Personally appeared before me A.S. Agnew and made oath that he saw the within named Margaret G. Osteen sign, seal and as her act and deed deliver the within written bond, and that he with W.A. Chandler witnessed the execution thereof.

Sworn to before me this 22,

day of November A.D. 1919.

W.A. Chandler (L.S.)

Notary Public for South Carolina.

Margaret G. Osteen (L.S.)

Arthur S. Agnew.

Recorded February 23rd, 1920.

State of South Carolina,

County of Greenville.

This contract made and entered into this the 1st, day of March 1920 by and between J.D. Fortner, of the County of Greenville, party of the first part, and Eugene B. Smith of the said County, party of the second part,

W-I-T-N-E-S-S-E-T-H:

That in consideration of the sum of Four thousand three hundred twenty dollars to be paid by the party of the second part to the party of the first part in the following described manner: one hundred sixty (160) dollars to be paid on the first day of each and every calendar month for the period of twenty-seven months, beginning on the first day of March, 1920, the party of the first part agrees to rent and by these presents does rent unto the party of the second part the building upon which the said party of the first part now has a lease on and now occupied by said party of the first part being store room No. 311 S. Main Street for the period of twenty seven (27) months beginning on the first day of March 1920.

The party of the second part hereby agrees to rent the above described premises on the condition and terms above referred to and agrees to pay the said sum of Four thousand three hundred twenty dollars in monthly instalments of one hundred sixty dollars, payable on the first day of each and every month beginning on the 1st, day of March 1920.

The said party of the second part agrees to deliver up the above described premises at the end of the twenty-seven month to the party of the first part in as good condition as the same is now in except the usual wear and tear or any casualties caused by fire or any damage to same beyond his control.

To the faithful performance of this agreement the parties do hereunto bind themselves, their heirs, executors, administrators and assigns.

Signed, sealed and delivered this the day and year first above written.

In the presence:

Mary Berry,

R.G. Stone.

J.D. Fortner (Seal)
Party of the first part.

Eugene B. Smith (Seal),
Party of the second part.

State of South Carolina,

County of Greenville.

Personally appeared before me Mary Berry who being duly sworn says that he saw the within named J.D. Fortner and Eugene B. Smith sign, seal and as their act and deed deliver the within written lease for the purposes therein stated and that he with R.G. Stone witnessed the execution thereof.

Sworn to before me this 4, day

of March, 1920.

R.G. Stone (Seal)

Notary Public for S.C.

Mary Berry

Recorded March 4th, 1920.