

State of South Carolina,
County of Greenville.

This agreement between Elizabeth W. Mayo, hereinafter called Landlord, and J.C. Harper, hereinafter called Tenant, Witnesseth:

1. The Landlord agrees to rent to the tenant that certain lot fronting twenty-five feet on College Street, and extending eighty-eight feet back to an alley, designated as Lot No. 2 on plat on file, Book E., page 192, in Recorder's Office, on which is situated a two-story building with a small basement, for a period of six months commencing July 1st, 1921.
2. The tenant agrees to pay as rental for said building the sum of Seven hundred and fifty (\$750.00) Dollars, payable on the 15th, day of each and every month. Should the rental due on the 15th, of any month be not paid by the first day of the following month, the landlord shall have the right at her option to terminate this lease without further notice.
3. The landlord agrees to keep the roof of the building in repair and free from leaks; tenant agrees to make all other repairs to building and elevator which may be necessary during the term, including the replacing of all glasses broken during the term.
4. In case of the total destruction of the building by fire or should the said building be materially damaged by fire, this lease shall terminate automatically.
5. Tenant agrees to take out in his own name an indemnity policy covering all liability, injury or damage due to or resulting from the construction or use of the elevator on the premises.
6. No change or alteration in the premises herein rented shall be made without the written consent of the owner.
7. The landlord agrees to install toilet and sink in the second story of the building.
8. This lease shall continue of force until January 1st, 1922, at which time it shall terminate automatically without notice from either party,. However, the landlord will at this time give tenant the option of renting said building at monthly rental of One hundred sixty-five (\$165.00) Dollars per month for a period of time; and the tenant hereby agrees to return the said building in the same condition as when he shall receive it, reasonable wear and tear alone excepted.

Witness our hands and seals at Greenville, S.C. this 12, day of July 1921.

Witnesses:

H.L. Hagerman,
G.P. Patterson,

Elizabeth W. Mayo, (L.S.)
Landlord.

H.B. Bates,
A.B. Yeargin.

J.C. Harper, (L.S.)
Tenant.

Personally appeared before me H.L. Hagerman who being duly sworn, says that he with G.P. Patterson witnessed the execution of the foregoing signature of Elizabeth W. Mayo.
S.R. Riley
Notary Public for S.C.

H.L. Hagerman.

Personally appeared before me, H.B. Bates, who being duly sworn, says that he with A.B. Yeargin witnessed the execution of the foregoing signature of J.C. Harper.
S.R. Riley
Notary Public for S.C.

H.B. Bates

Recorded July 15th, 1921.

State of South Carolina,)
County of Greenville.) SS

Earnest Money Contract of Sale

Know all men by these presents, That I, George W. Bishop of the County of Transylvania and State of North Carolina, hereinafter called the Seller, have this the twenty-first (21st.) day of July, A.D. 1921 received from Seluda Land and Lumber Company, a corporation created and existing under the laws of the State of Delaware, the sum of Four hundred dollars (\$400.00) as earnest money and in part payment for the purchase of that certain piece, parcel or tract of land owned by me, situate, lying and being in Cleveland Township, Greenville County, State of South Carolina originally granted by the State of South Carolina unto W.A. Bishop and D.A. Anders March 29th, 1860 as appears by grant of record in the office of the Registrar of Mesne Conveyances in and for said Greenville County, in Vol. "HHH" of Deeds at page 777; which tract of land I have this day sold and do hereby agree to convey unto Seluda Land and Lumber Company (hereinafter called the purchaser), its successors and assigns, by a good and sufficient deed in the law, free and clear from all encumbrances, for the sum of two thousand, one hundred and two Dollars (2,102.00) on the following terms, to-wit:

The sum of four hundred dollars (\$400.00) in hand paid, the receipt whereof is hereby acknowledged, and

The sum of Seventeen hundred and two dollars (\$1,702.00) upon delivery to the said purchaser of deed conveying good and sufficient title to the land hereinabove described.

It being understood and agreed that the Purchaser shall examine the title to said premises and that in the event that the title is not found good and cannot be made good before the First day of October, A.D. 1921, this agreement and contract shall be void and the aforesaid

Four hundred Dollars paid as Earnest Money shall be refunded to the Purchaser.

Time being considered the essence of this contract.

It being further understood and agreed that the conveyance by the Seller to said premises shall contain general covenants of Warranty, except as to such portions thereof over-lapped by grants senior to the aforesaid Anders-Bishop Grant, as determined by a survey thereof made by Howard-Wiswall, C.E., 1921, as to which over-lapped acreage conveyance shall be by quit-claim.

All of the covenants and agreements herein assumed by me, the said George W. Bishop shall extend to and be binding upon my heirs, executors and administrators.

In witness whereof I have hereunto attached my hand and affixed my seal the day and year first above written.

Signed, sealed and delivered

in the presence of:

M. Longenback,

George W. Bishop (L.S.)

L.M. Carlson.

State of South Carolina,)
County of Greenville.) SS

Personally appeared before me L.M. Carlson and made oath that she saw the within and foregoing named George W. Bishop, sign, seal and deliver as his act and deed the within Earnest Money Contract of Sale and that she with M. Longenback witnessed the execution thereof.

(Over)

For an instrument to this deed, see deed book 60 page 451.