

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I Ella Painter have agreed to sell to A. B. Painter a certain lot or tract

of land in the County of Greenville, State of South Carolina, beginning at a point on the road leading from Greenville, S.C. to Pelham, S.C. at corner of a certain Ten-acre tract of land sold by me to F. L. Swords, and running thence along line of said Ten-acre tract, S. 11-25 E. 152.10 feet to a stake at the branch; thence along said branch S. 73-30 W. 16.4 feet to a head in branch thence S. 68-20 W. 243.8 feet to head; thence S. 77-45 W. 142 feet to a stake; thence N. 11-25 W. 1636 feet to the point in road; thence N. 89 E. 40.4 feet to the beginning corner, and containing fifteen (15) acres, more or less, and being part of the same land conveyed to me by H. C. Painter by his deed dated Aug 21, 1920 and recorded in Vol. 48 page 441 in R. M. C. Office for Greenville County, S.C.

RECORDED AND CANCELLED OF RECORD TO THE MAY 21 1937 OFFICE OF THE CLERK OF THE R. M. C. GREENVILLE COUNTY, S. C. # 6792

and execute and deliver a good and sufficient warranty deed therefor on condition that A. B. Painter shall pay the sum of fifteen hundred (\$1500.00) Dollars,

in the following manner: in annual installments of \$200 per year on May 1, 1937 and on said date date each year thereafter until principal is paid; all of same to be applied by me on note and mortgage covering premises as part of charges in original deed of \$200 made by me to said land of balance, dated Nov 10, 1923, recorded in Vol. 120, page 138 R. M. C. Office until the full purchase price is paid, with interest on same from date at 5 per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at 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 Twenty five (\$25.00) Dollars,

for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due I Ella Painter shall be discharged in law and equity from all liability to make said deed, and may treat said A. B. Painter 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 Seventy-five (\$75.00) Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal, this 6th day of March A. D. 1937

In the presence of: John L. Henry Mrs. Ella Painter (SEAL.) (SEAL.)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared F. L. Swords, who says on oath that he saw Mrs. Ella Painter sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with John L. Henry witnessed the same.

Sworn to before me, this 6th day of March A. D. 1937 John L. Henry (SEAL.) Notary Public, S. C. F. L. Swords

Recorded May 21st 1937 at 12:35 o'clock, P. M.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I Ella Painter have agreed to sell to F. L. Swords a certain lot or tract

of land in the County of Greenville, State of South Carolina, beginning at a point in the Road leading from Pelham, S.C. to Greenville, S.C. at Arthur Smith's corner, and running thence along Smith's line, S. 11-25 E. 14.78 feet to a stake in the branch; thence along the branch as a line S. 73-30 W. 285.8 feet to a stake; thence N. 11-25 W. 1521.5 feet to a point in said Road; thence along the Road N. 89 E. 290 feet to the beginning corner, and containing Ten (10) acres, more or less; and being a part of the same land conveyed to me by H. C. Painter by his deed dated Aug 21, 1920, and recorded in Vol. 48 at page 441 in R. M. C. Office for Greenville County.

and execute and deliver a good and sufficient warranty deed therefor on condition that F. L. Swords shall pay the sum of One thousand (\$1000.00) Dollars,

in the following manner: in annual installments of \$200 per year on May 1, 1937 and on said date date each year thereafter until principal is paid; all of same to be applied by me on note and mortgage covering premises as part of charges in original deed of \$200 made by me to said land of balance, dated Nov 10, 1923, recorded in Vol. 120, page 138 R. M. C. Office until the full purchase price is paid, with interest on same from date at 5 per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at 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 Twenty five (\$25.00) Dollars,

for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due I Ella Painter shall be discharged in law and equity from all liability to make said deed, and may treat said F. L. Swords 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 Fifty (\$50) Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal, this 6th day of March A. D. 1937

In the presence of: John L. Henry Mrs. Ella Painter (SEAL.) (SEAL.)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared A. B. Painter, who says on oath that he saw Mrs. Ella Painter sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with John L. Henry witnessed the same.

Sworn to before me, this 6th day of March A. D. 1937 John L. Henry (SEAL.) Notary Public, S. C. A. B. Painter

Recorded May 21st 1937 at 12:35 o'clock, P. M.