

Q. Q. Q.

(Fee paid \$ 1.00)

State of South Carolina,

(Bond for Title)

County of Greenville.

This Indenture made and entered into at Greenville, S.C. between T.O. Lawton, of the County of Hampton in the State of South Carolina, hereafter known as the party of the first part, and H.T. Sterling of the County of Greenville, in the State of South Carolina, hereafter known as the party of the second part, Witnesseth:

That the party of the first part for and in consideration of the sum of Five hundred and no/100 (\$500.00) dollars cash to him in hand paid this day, the receipt whereof is hereby acknowledged, and the further consideration of the sum of four thousand and no/100 (\$4000.00) dollars with interest thereon from date at seven per cent, per annum to be paid in not more than twelve years, and eleven & $\frac{1}{2}$ months in monthly installments of forty and no/100 (\$40.00) dollars the first monthly payment to be made on the first day of October A.D. 1907, and the sum of forty and no/100 (\$40.00) to be paid on the first day of each month thereafter succeeding until said sum of four thousand and no/100 (\$4000.00) dollars with the interest shall have been paid, the party of the first part does hereby lease unto the party of the second part the following described land, having thereon a house, to-wit: All that piece, parcel or lot of land situate in the City and County of Greenville in the State of South Carolina on the North side of Perry Avenue, being a part of the Douthit Place, containing twenty-eight hundred (2800) square feet, more or less, Beginning on an iron pin; thence along Perry Avenue S. $71\frac{1}{2}$ E. fourteen feet to an iron pin; thence N. $18\frac{1}{2}$ E. two hundred feet to an iron pin; thence N. $71\frac{1}{2}$ W. fourteen feet to an iron pin; thence S. $18\frac{1}{2}$ W. two hundred feet to the beginning corner, said lot adjoins the lot described below, and is the same lot conveyed to T.O. Lawton by T.O. Lawton, Jr. January 15th, 1906, deed recorded in the R.M.C. office in said Greenville County in Book RRR, page 417.

Also all that certain piece, parcel or lot of land in Greenville County in South Carolina in the City of Greenville on the North side of Perry Avenue, adjoining the above described lot, Beginning at an iron pin on Perry Avenue, two hundred ninety one feet West of the West side of Leach Street, and at the South West corner of lot formerly owned by W.B. Anthony (now Evans) and running; thence with Perry Avenue N. $71\frac{1}{2}$ W. Seventy-three feet with ^{to} lot of Margaret E. Phillips, known as lot number 12; thence with the line of said lot number 12, N. $18\frac{1}{2}$ E. two hundred feet to an iron pin; thence with another line of said lot number 12, S. $71\frac{1}{2}$ E. seventy three feet to an iron pin at North-west corner of said Anthony's lot, which is known as lot number 14; thence with Anthony's lot S. $18\frac{1}{2}$ W. two hundred feet to the beginning corner, containing fourteen thousand and six hundred square feet (14,600) more or less, and known as lot number 13, on plat made by W.A. Hudson, D.S. May 26th, 1905, being the same lot which was conveyed to T.O. Lawton, the party of the first part by Margaret E. Phillips October 11th, 1905, deed recorded in the said R.M.C. office in book 000, at page 668.

That the party of the second part further agrees to pay all taxes and assessments and all insurance premiums on the insurance of the building or buildings on said premises, and to keep the building or buildings insured to the extent of three-fourths of the value in an insurance company satisfactory to the party of the first part and in the name of the party of the first part.

That the party of the second part agrees further to keep the building or buildings on said premises in repair.

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