

State of South Carolina. }  
County of Greenville, }

KNOW ALL MEN BY THESE PRESENTS:

That I, T. Oregon Lawton Jr. have agreed to sell to O. L. Cooksey a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville, in the north side of Ware St.

and having the following metes and bounds:- Beginning at an iron pin on Ware Street at corner of Brownlee's lot, seventy two feet from the corner of Ware and Rhett Streets and running thence with Ware Street in a westernly direction thirty six feet to an iron pin at corner of lot of T. Oregon Lawton Jr; thence with line of lot of T. Oregon Lawton Jr. in a northerly direction one hundred feet to an iron pin on line of the Means lot; thence with line of the Means lot in an easternly direction thirty six feet to an iron pin at corner of Brownlee's lot; thence with line of Brownlee's lot in a southernly direction one hundred feet to the beginning corner, being a portion of the same conveyed to me by Mary C. Garrett, November 2, 1908 deed recorded in office of R.M.C. for Greenville County in Book ZZZ page 303.

on condition that he shall pay all taxes thereon and also the sum of Two Thousand no/100 Dollars in the following manner:

In installments of Four Hundred and fifty dollars due and payable immediately in cash and twenty dollars per month due and payable on the first day of each calendar month after date, commencing May 1st 1909.

until the full purchase price is paid, with interest on same from date at eight 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 ten per cent of the whole amount due dollars for attorney's fee, and said O. L. Cooksey

having given his note for the amount due, as aforesaid. It is agreed that time is of the essence of this contract, and if said payments of every kind be not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said O. L. Cooksey 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 Three hundred no/100 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I the said T. Oregon Lawton Jr. have hereunto set my hand and seal this 10th day of April A. D., 1909

In the presence of Thos. I. Charles. T. Oregon Lawton Jr. (SEAL)  
Wm. G. Surrine. (SEAL)

THE STATE OF SOUTH CAROLINA,  
Greenville County,  
Personally appeared Thos. I. Charles who says on oath that he saw T. Oregon Lawton Jr. sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Wm. G. Surrine witnessed the same.

Sworn to before me this 10th day of April A. D., 1909  
Jas. H. Price. (SEAL) Thos. I. Charles.  
Notary Public S. C.

(Recorded for Apr. 20th 1909. 1909)

*Handwritten notes:*  
Surrendered and cancelled  
Full paid in full  
O. L. Cooksey  
Oct 18 1909  
Alles  
N. B. [unclear]

State of South Carolina. }  
County of Greenville, }

KNOW ALL MEN BY THESE PRESENTS:

That I, T. Oregon Lawton Jr. have agreed to sell to J. R. Stine a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville on the north-east corner of Rhett

and Ware Streets and having the following metes and bounds: Beginning at an iron pin on the corner of said Rhett and Ware Streets and running thence with Rhett Street in a northerly direction one hundred feet to an iron pin at the corner of the Means lot; thence with the line of the Means lot in an easternly direction thirty six feet to an iron pin at corner of lot owned by T. Oregon Lawton Jr., thence along line of said lot, in a southernly direction one hundred feet to an iron pin on Ware Street; thence with Ware Street in a westernly direction, thirty six feet to the beginning corner, being a portion of the same conveyed to me by Mary C. Garrett, November 2nd 1908, deed recorded in the office of Register of Mesne Conveyance for Greenville County in Book ZZZ page 303

on condition that he shall pay all taxes thereon and also the sum of twenty one hundred no/100 Dollars in the following manner:

In installments of one Hundred dollars due and payable immediately in cash and twenty dollars per month, due and payable on the first day of each calendar month after date, commencing May 1st 1909.

until the full purchase price is paid, with interest on same from date at eight per cent per annum until paid, to be computed and paid <sup>monthly</sup> 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 ten per cent of the whole amount due dollars for attorney's fee, and said J. R. Stine

having given his note for the amount due, as aforesaid. It is agreed that time is of the essence of this contract, and if said payments of every kind be not made when due I shall be discharged in law and equity from all liability to make said deed, and may treat said J. R. Stine 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 Three hundred no/100 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I the said T. Oregon Lawton Jr. have hereunto set my hand and seal this 8th day of April A. D., 1909. When six hundred dollars has been paid T. Oregon Lawton Jr. shall have the option of making a deed to said J. R. Stine calling A. D., 1909 for the surrender of this contract, and requiring in lieu of said contract a note for the balance of Fifteen Hundred dollars due in one year & secured by a first mortgage of the said premises.

In the presence of Julia D. Charles. T. Oregon Lawton Jr. (SEAL)  
Thos. I. Charles. (SEAL)

THE STATE OF SOUTH CAROLINA,  
Greenville County,  
Personally appeared Thos. I. Charles who says on oath that he saw T. Oregon Lawton Jr. sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Julia D. Charles witnessed the same.

Sworn to before me this - day of April A. D., 1909  
Wm. G. Surrine. (SEAL) Thos. I. Charles.  
Notary Public S. C.

(Recorded for Apr. 22nd 1909. 1909)