

State of South Carolina. }  
County of Greenville, }

KNOW ALL MEN BY THESE PRESENTS:

That I, Julia D. Charles have agreed to sell to A.A. Butler and W.K. Easley a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville, and having the following

metes and bounds, to-wit: Beginning at an iron pin at a point where a twenty foot alley intersects Choice Avenue; thence in an Easterly direction fifty feet; thence in a southerly direction one hundred feet to a stake; thence in a westerly direction fifty feet to a stake on above mentioned alley; thence with said alley one hundred feet to the beginning corner, being the same conveyed to me by Thomas I. Charles, March 2nd, 1912, deed to be hereafter recorded, and execute and deliver a good and sufficient warranty deed therefor on condition

on condition that they shall pay all taxes thereon and also the sum of Five hundred and fifty no/100 Dollars in the following manner: One hundred and fifty dollars on the 2nd, day of May, 1913, and assume the payment of a mortgage for Four hundred dollars this day given by me to Nannie C. Pinson,

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 as is shown by - note of even date herewith, the purchasers agrees to pay all taxes while this contract is of force, and to pay all insurance premiums.

having given 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 A.A. Butler and W.K. Easley as tenants holding over after termination, or contrary to the terms of their lease, and shall be entitled to claim and recover, or retain if already paid the sum of seventy-five dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I the said have hereunto set my hand and seal this 2nd, day of May A. D., 1912. In the presence of Emilie M. Bird, Julia D. Charles (SEAL) Walter M. Scott, (SEAL)

THE STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Emilie M. Bird who says on oath that she saw Julia D. Charles sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Walter M. Scott witnessed the same. Sworn to before me this 2nd, day of May A. D., 1912. Walter M. Scott (SEAL) Notary Public S. C. Emilie M. Bird (Recorded for May 6th, 1912.)

State of South Carolina. }  
County of Greenville, }

KNOW ALL MEN BY THESE PRESENTS:

That I, Julia D. Charles have agreed to sell to Charley Kloeckler a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville, on the east side of Lavinia

Avenue, known as lot No. 38 on a plat of the Rowley lands made by W.A. Adams in January, 1910, and recorded in plat book C. at page 5 in R.M.C. Office for Greenville County; Commencing at a stake on Lavinia Avenue, corner of lots 37 and 38, and running thence in an easterly direction 221 feet to a stake on Franklin Avenue; thence with Franklin Avenue in a northerly direction 57 feet to a stake, corner of lot 39; thence with line of lot 39 in a westerly direction 243 feet to a stake on Lavinia Avenue; thence with said Avenue in a southerly direction 56 feet 6 inches to the beginning corner; being the same conveyed to me by T. F. Hunt, E. F. S. Rowley and R. J. Rowley October 16th, 1911, deed recorded in said R.M.C. Office in Book 15, page 640.

on condition that he shall pay all taxes thereon and also the sum of Eleven hundred seventy-five no/100 Dollars in the following manner: one hundred twenty-five dollars cash; two hundred fifty dollars on or before April 16th, 1913; and assume the payment of a mortgage for eight hundred dollars now upon the above described lot,

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 as is shown by his note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force. I agree to secure an extension of one year for the payment of the \$800. mortgage if purchaser shall so desire

having given 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 Charley Kloeckler 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 one hundred fifty 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 have hereunto set my hand and seal this 20th, day of June A. D., 1912. In the presence of Emilie M. Bird, Julia D. Charles (SEAL) W.A. Wallace (SEAL)

THE STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Emilie M. Bird who says on oath that she saw Julia D. Charles sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with W.A. Wallace witnessed the same. Sworn to before me this 20th, day of June A. D., 1912. W.A. Wallace (SEAL) Notary Public S. C. Emilie M. Bird (Recorded for July 9th, 1912.)