

State of South Carolina. }
County of Greenville, }

KNOW ALL MEN BY THESE PRESENTS:

That I, C.V. O'Neal, have agreed to sell to Sunie M. Gaffney a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville, on the west side of Mulberry

Street, and having the following metes and bounds: Beginning at an iron pin on said Mulberry Street, corner of lot of T.A.J. Green, and running thence with said Street N. 55 E. 56 feet to an iron pin on said Street at corner of "John L. Hare lot"; thence with line of lot of said James C. Hill N. 34-30 W. 208 feet, more or less, to line of land formerly owned by estate of S.P. Burbage, deceased; thence along said line S. 55 W. 56 feet to an iron pin corner of lot of T.A.L. Green; thence with line of lot of said Green S. 34-30 E. 208 feet, more or less to the beginning, being the same conveyed to me by W.C. Black by deed dated Nov. 1, 1907, recorded in Book VVV, page 678; on condition that she shall pay the sum of two thousand fifty dollars in the following manner: \$250 cash; \$240 in the following installments; \$60 August 1, 1913; \$60 November 1, 1913; \$60 February 1, 1914; and when these amounts have been paid I agree to execute and deliver to her a sufficient warranty deed therefor upon condition that she shall then execute and deliver to me, a note for the remaining fifteen hundred sixty dollars payable in installments of \$60 due and payable quarterly as aforesaid, to be secured by a first mortgage of the premises (Privilege is granted to the said Sunie M. Gaffney to anticipate payment of any or all installments of interest or principal)

on condition that she shall pay all taxes thereon and also the sum of _____ Dollars in the following manner:

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 fees and as is shown by her note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force, prorating taxes for 1913; and also 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 Sunie M. Gaffney as tenant holding over after termination, or contrary to the terms of her lease, and shall be entitled to claim and recover, or retain if already paid the sum of two 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 _____ have hereunto set my hand and seal this 26th day of April A. D. 1913.

In the presence of
Julia D. Charles, C.V. O'Neal (SEAL)
Anna M. Beaty, (SEAL)

THE STATE OF SOUTH CAROLINA,
Greenville County.
Personally appeared Julia D. Charles who says on oath that she saw C.V. O'Neal sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Anna M. Beaty witnessed the same.
Sworn to before me this 26th day of April A. D. 1913

C.R. Haynsworth (SEAL) Notary Public S. C. Julia D. Charles
(Recorded for April 26th, 1913.)

State of South Carolina. }
County of Greenville, }

KNOW ALL MEN BY THESE PRESENTS:

That I, C. Ida Charles, Trustee for herself, Julia D. Charles and Thos. I. Charles have agreed to sell to A.P. Greer a certain lot or tract of land in the County of Greenville, State of South Carolina, near the City of Greenville, known as lot number two hundred

nineteen on a plat of the lands of Clara V. McCary made April 15, 1905 by W.A. Hudson and recorded in office of Register of Mesne Conveyance for Greenville County in Plat Book A, at page 279, said lot having a frontage of sixty-six feet on Gridley Street, and a depth of two hundred and four feet on McCary Street.

and execute and deliver a good and sufficient warranty deed therefor on conditions that he shall pay the sum of Three hundred fifty no/100 dollars in the following manner twenty-five dollars cash and twenty-five dollars on the second day of August, 1912, and twenty-five dollars on the second day of every third calendar month thereafter

on condition that he shall pay all taxes thereon and also the sum of _____ Dollars in the following manner:

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 ^{quarterly} ~~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 as is shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force

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.P. Greer 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 sixty 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 30th day of April A. D. 1912.

In the presence of
Jennie C. Stow, C. Ida Charles, (SEAL)
Julia D. Charles, Trustee (SEAL)

THE STATE OF SOUTH CAROLINA,
Greenville County.
Personally appeared Julia D. Charles who says on oath that she saw C. Ida Charles, Trustee sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Jennie C. Stow witnessed the same.
Sworn to before me this 30th day of April A. D. 1912

Walter M. Scott (SEAL) Notary Public S. C. Julia D. Charles
(Recorded for May 1st, 1913.)

For Value received I hereby assign, transfer and set over to Silas McCrary the within bond for title, this 1st, day of May, 1913.
In presence of:
Julia D. Charles. A.P. Greer.