

(Agreement to sell land)

State of South Carolina,
County of Greenville.

This Agreement made and entered into by and between J.P. Carter, party of the first part, and W.J. Landreth, party of the second part,

W-I-T-N-E-S-S-E-T-H:

That the party of the first part, for and in consideration of the sum of \$300.00, to be paid by the party of the second part, to him in the manner hereinafter stated, has agreed to sell to the party of the second part, all that certain lot of land situate, lying and being in the State of S.C., and County and Township of Greenville, near Monaghan Mills, and in the village known as New Hope, and being known as Lot #15 on a plat made by R.E. Dalton, Surveyor 1910, said plat recorded in the R.M.C. Office for said County and State in plat book "A", at page 409, said lot having a frontage on Fortner Street of 60 feet; this being the same lot of land conveyed to me, the said J.P. Carter by A.W. Harrison by deed dated July 15th, 1911, and recorded in Deed Book #13, at page 196, to which reference is hereby craved.

It is understood and agreed that the party of the second part is to pay to the party of the first part, said sum of \$300.00 in the following manner: \$100.00 upon the execution of this Contract (the receipt of which is hereby acknowledged) and \$12.00 on the 15th day of July 1918, and \$12.00 on the 15th day of each and every month thereafter until the balance is paid in full, with interest on the credit portion at the rate of 8% per annum, until paid.

Upon the payment of the whole amount due as aforesaid, the party of the first part, will make, execute and deliver, or cause to be made, executed and delivered, a good and sufficient deed to the party of the second part for said lot of land; and it is expressly agreed by and between the parties, that time is of the essence of this contract, and in the event of the non-payment of any of the payments when due, promptly at the time herein stated, then, the said party of the first part is absolutely discharged both at law and in equity, from any and all liability to make and execute such deed or to account for any payment made, which is to be forfeited as liquidated damages and for use of said premises, and may treat the said party of the second part as a tenant at will holding over, after the termination, or contrary to the terms of this, his written lease or contract.

It is further understood and agreed between the parties hereto, that in case of the failure of the party of the second part to carry out fully the terms of this contract, said party of the second part is to pay to the party of the first part, the sum of \$10.00 per month, as rent for said premises, provided the consent of the party of the first part is evidenced in writing after the breach hereof.

In witness whereof the parties have hereunto set their hands and seals this the 8th, day of June

A.D. 1918.

In the presence of:
Mary M. Walker,
Dixie H. Rector.

J.P. Carter, (L.S.)
W.J. Landreth, (L.S.)

State of South Carolina,
County of Greenville.

Personally appeared before me Mary M. Walker and made oath that she saw the within named J.P. Carter and W.J. Landreth sign, seal and as their act and deed deliver the within Contract for the uses and purposes therein stated, and that she with Dixie H. Rector witnessed the due execution thereof.

Sworn to before me this 8th,
day of June A.D. 1918.

James R. Bates (Seal)
Notary Public for S.C.

Mary M. Walker

Recorded June 8th, 1918.

*This Contract cancelled
J.P. Carter
W.J. Landreth
Mary M. Walker
Dixie H. Rector
Signed before me the 10th day of Aug 1918
J.R. Bates Notary P.C.
Provided Nov. 21st 1918*

(Option)

State of South Carolina,
County of Greenville.

Whereas, I, A.G. New, of Greenville, S.C., am the owner of a certain piece of property situate in the City of Greenville, S.C., Ward Two, on Swiss Avenue, adjoining the Garraux and Hester properties containing five and six tenths acres, more or less (as per plat of same made by R.E. Dalton, C.E., December 1, 1916), and;

Whereas I, Jos. E. Leach, of Greenville, S.C., being desirous of purchasing same, - - Now Therefore This Agreement: That for and in consideration of the sum of One Dollar, paid by the said Jos. E. Leach to the said A.G. New, the receipt whereof is hereby acknowledged, the said A.G. New hereby agrees to sell and convey to the said Jos. E. Leach, his heirs or assigns, free from all encumbrances whatsoever, with full warranty, the above described property, for the sum of Six Thousand Dollars cash, provided, however, the said sum is paid on or before the 15th, day of June, 1918.

To all of which I hereby bind myself, my heirs, administrators, executors.

In witness whereof I have hereunto set my hand and seal this the 8th, day of June 1918.

Signed, sealed and delivered

in the presence of:
R.G. Stone,
B.F. Malott,

A.G. New (Seal)

State of South Carolina,
County of Greenville.

Personally comes before me B.F. Malott who upon oath says that he saw the within named A.G. New sign, seal and his own act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that he with R.G. Stone witnessed the execution thereof.

Sworn to before me this 8th, day of
June, 1918.

R.G. Stone (L.S.)
Notary Public for South Carolina.

B.F. Malott

Recorded June 10th, 1918.