

State of South Carolina, )  
: Contract for sale of Land.  
County of Greenville. )

This indenture made this April 12th, 1919 by and between J. Frank Eppes, party of the first part, and Lee Pitman, 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 Two Hundred Fifty (\$250.00) dollars to him in hand paid this day (the receipt of which is hereby acknowledged) and the further consideration of the sum of Fifteen hundred fifty (\$1550.00) Dollars to be paid by the party of the second part together with interest thereon from date at the rate of eight per cent per annum, said sum of \$1550.00 to be paid in installments of not less than One hundred dollars each year with the privilege to the party of the second part to pay as much of said sum as he desires.

All interest not paid when due shall bear interest at the same rate as principal. That the party of the first part does hereby sell, grant, and give to the party of the second part the right to take possession and collect the rents for the year 1919 all that piece, parcel or tract of land a portion of which is in Saluda Township and a portion in Highland Township, County and State aforesaid, containing fifty-one acres and 3/4 of an acre, more or less and being the remainder of the tract of 101-3/4 acres conveyed to me by Mrs. Annie Burnett that was not conveyed to Lee Allison and Tina Ellison recently by me.

In witness whereof we have hereunto set our hands and seals this 12th, day of April 1919, hereby binding ourselves and our heirs, administrators and executors to the terms hereof.

J.L. Love, J. Frank Eppes -  
O.K. Mauldin, Lee Pitman, -

State of South Carolina,  
County of Greenville.

Personally appeared before me J.L. Love who upon oath says that he saw J. Frank Eppes and Lee Pitman sign, seal and deliver the within written instrument for the purposes therein set out and that he with O.K. Mauldin witnessed the execution thereof.

Sworn to before me this April 12th, 1919. J.L. Love  
Oscar K. Mauldin  
Notary Public for S.C.

Recorded April 14th, 1919.

State of South Carolina,) Deed.  
County of Greenville. )

To all whom these presents may concern:

In pursuance of a resolution adopted on the 11th, day of April 1919, at a meeting of the Board of Directors of Hammond-Gregg Company, and in pursuance of a resolution voted and passed by the stockholders of the said Company at a duly convened meeting on the 11th, day of April 1919, a majority of the said stock being represented in person or by proxy after due notice to all the stockholders of said Company as required by law, Hammond-Gregg Company, a corporation under the laws of South Carolina, sends greeting:-

Whereas, the said Hammond-Gregg Company, a corporation as aforesaid, is the owner in fee simple of a lot of land in the City of Greenville, County and State above named, situate in Ward Two on the North side of East North Street with the following boundary lines, to-wit:

Beginning at a point on North Street at line of J.F. Hodges' lot and running thence along North Street, North 69-15 West Ninety (90') feet to a stake; thence North 21 East Ninety (90') feet to a stake corner on an alley eight and one-half (8-1/2') feet wide; thence along the said alley South 69-15 East Ninety (90') feet to a stake on line of J.F. Hodges; thence along the line of J.F. Hodges South 21 West Ninety (90') feet to the beginning corner on North Street; Said lot having been conveyed by R.E. Houston and E.W. Carpenter to Hammond-Gregg Company by their deed dated April 26, 1913, recorded in the R.M.C. Office for Greenville County in Book of Deeds 16, at page 93, and described in said deed as a lot consisting of four lots adjoining each other and forming one lot; and

Whereas, Hammond-Gregg Company has contracted to sell and convey to R.E. Houston, a physician in the City of Greenville, the Western portion of the lot above described with a frontage of Twenty-five (25') feet on North Street, and the conveyance of said portion has been duly authorized as required by law;

Now Know all men by these presents, That said Hammond-Gregg Company, a corporation as aforesaid in the State aforesaid, in consideration of the sum of One hundred fifty (\$150.00) Dollars per front foot and other valuable consideration to it in hand paid at and before the sealing of these presents, by R.E. Houston in the County and State aforesaid, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents do grant, bargain sell and release unto the said R.E. Houston, All that lot of land formed by cutting off from the above described lot of Hammond-Gregg Company on the west, a portion twenty-five (25') feet in width and ninety (90') feet, more or less in depth, fronting twenty-five (25') feet on North Street and extending to a depth of Ninety (90') feet, more or less, to an alley, measuring on said alley twenty-five (25') feet.

Said lot is rectangular in shape and is bounded on the North by said Alley; on the East by the remaining portion of the lot of Hammond-Gregg Company being sixty-five (65') feet in width; on the South by North Street and on the West by lot of R.E. Houston and E.W. Carpenter;

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said premises belonging, or in anywise incident or appertaining, except that it is agreed by the said R.E. Houston, in accepting this conveyance, that if any part of the dwelling-house now on lot of Hammond-Gregg Company, shall be found to overlap the Eastern boundary line of the lot herein conveyed to R.E. Houston, then said part of said dwelling-house is, nevertheless, the property of said Hammond-Gregg Company and shall be considered as appertaining to the lot on the East remaining to said Hammond-Gregg Company, and shall be moved by said R.E. Houston at his own expense and with as little inconvenience as possible to all concerned.

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