

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, Wilton R. Childs hereinafter designated as Grantor and W. O. Baling hereinafter designated as Purchaser.

of land in the County of Greenville, State of South Carolina, just outside the incorporated limits of the City of Greenville, near the Rutherford Road on the south side of Lawrence Avenue, subdivision of early property known as Wilson and designated as lots nos. 26 and 27 on the said plat and the two lots having a frontage of 55 feet on Lawrence Avenue and running back in parallel lines 125 feet long, the same lots conveyed to Wilton R. Childs by deed of W. O. Baling on the 31st day of March 1922 and recorded in Volume 10 of Deeds for Greenville County in Volume 10 at page 34.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of one hundred and fifty dollars (\$150.00) Dollars, in the following manner:

Twenty five dollars on date of signing this contract and thirty five dollars on the 15th day of each month beginning July 1st 1922 and continuing payments of thirty five dollars on the 15th of each month

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 semi-annually, and if unpaid to bear interest until paid at the 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 Dollars, for attorney's fees, as it shown by his note, of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, the grantor shall be discharged in law and equity from all liability to make said deed, and may treat said the purchaser 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 in the sum of Three hundred and twenty Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In Witness Whereof, W. O. Baling have hereunto set our hand and seal, this 19th day of May A. D. 1922

In the presence of W. O. Baling Wilton R. Childs (SEAL) J. W. Rogers Mrs. J. P. Simpson (SEAL) Chas. B. J. Todd B. R. J. Todd

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared J. W. Rogers who says on oath that he saw the within parties B. R. Todd, Wilton R. Childs, sign, seal, and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with W. O. Baling witnessed the same.

Sworn to before me, this 19 day of May A. D. 1922 Thos. Wheeler (SEAL) J. W. Rogers Notary Public, S. C.

Recorded July 5th 1922

(For fullness of this deed, see - deed book 110 page 98)

END OF Doc.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Julia D. Charles have agreed to sell to W. O. Baling a certain lot or tract

of land in the County of Greenville, State of South Carolina, near the Eggleston Bridge Road about two miles from Greenville Court House, known as lot no. 17 on a plat of property of Julia D. Charles recorded in Volume 10 of Deeds for Greenville County in Plat Book 16, page 259, said lot having a frontage of 30.7 feet on the west side of Bargar Avenue with a depth in parallel lines of 200 feet, being a part of the tract conveyed to me by Edna C. Willis by deed dated May 25th 1920, recorded in said Volume 10 of Deeds Book 16, page

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of one hundred and ninety five dollars Dollars, in the following manner:

One hundred and ninety five dollars cash receipt whereof is hereby acknowledged and the balance in installments of fifteen dollars per month, due and payable on the 7th day of each calendar month beginning July 7th 1922

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 the 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, as it shown by his note, of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, loss under the policy or policies of insurance to be payable to seller and purchaser as their interest may appear, and to pay all premiums for such insurance.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, I shall be discharged in law and equity from all liability to make said deed, and may treat said W. O. Baling 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 in the sum of One hundred fifty Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In Witness Whereof, I have hereunto set my hand and seal, this 7th day of June A. D. 1922

In the presence of E. H. Powell Julia D. Charles (SEAL) Anna M. Beatty Anna M. Beatty (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Anna M. Beatty who says on oath that he saw Julia D. Charles sign, seal, and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with E. H. Powell witnessed the same.

Sworn to before me, this 16th day of July A. D. 1922 James B. Dade (SEAL) Anna M. Beatty Notary Public, S. C.

Recorded July 16th 1922

END OF Doc.