

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, Grace Marie Ellerton, of the County and State aforesaid, have agreed to sell to L. F. Shelmut, of said County and State, a certain lot or tract of land in the County of Greenville, State of South Carolina,

All that certain piece, parcel or lot of land situate in the County and State aforesaid, near the Town of Hill Road, known as Lot No. 22 of Dixie Heights sub-division, plat of said subdivision having been made by G. M. Suman, Jr., on Jan. 14, 1927 and recorded in Book 4 at page 46. Said lot faces Dixie Ave. with a frontage of 50 feet and has a depth of 140 feet.

This being the same lot conveyed to the said Marie Grace Ellerton by Deed No. 11934 by George Nowosh.

Cancel day of March 1936 Grace Marie Ellerton L. F. Shelmut

RECORDED AND INDEXED IN BOOK 67A OF DEEDS FOR GREENVILLE COUNTY S. C. THIS 29th DAY OF MARCH 1936

and execute and deliver a good and sufficient warranty deed therefor on condition that L. F. Shelmut shall pay the sum of Eight Hundred and no/100 (\$800.00) Dollars,

in the following manner: (that is, one cash advance of \$200.00 on the first of each month for the next 4 months, the full sum of \$800.00 is paid. The seller shall have the right to curtail in any other way.

until the full purchase price is paid, with interest on same from date at seven 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 Dollars,

for attorney's fees, as shown by note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force, and also agrees to keep the house insured for \$800.00

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Grace Marie Ellerton shall be discharged in law and equity from all liability to make said deed, and may treat said L. F. Shelmut as tenant holding over after termination,

or contrary to the terms of said lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of total amount paid in Dollars,

per year for rent, or by way of liquidated damages, or may enforce payment of said note. In witness whereof, we have hereunto set our hand and seal, this 2nd day of September, A. D. 1935

In the presence of: Pearl K. Ellerton, Grace Marie Ellerton (SEAL), Robert I. Ashmore, L. F. Shelmut (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Pearl K. Ellerton who says on oath that she saw Grace Marie Ellerton & L. F. Shelmut sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she, with Robert I. Ashmore, witnessed the same.

Sworn to before me, this 2nd day of September, A. D. 1935. Robert I. Ashmore (SEAL), Notary Public, S. C. Pearl K. Ellerton

Recorded Sept 3, 1935, at 9:15 o'clock, A. M.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, J. Rolfe Babb of Greenville County South Carolina, have agreed to sell to G. I. Hickman, of said County and State, a certain lot or tract of land in the County of Greenville, State of South Carolina,

All that piece, parcel or lot of land in Greenville Township, at the corner of King and Valley Streets, Westview Heights, of the dimensions of Fifty (50) by One Hundred Fifty (150) feet. There being situated thereon one six (6) room house.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Eight Hundred (\$800.00) Dollars,

in the following manner: Three Hundred Dollars payable in cash and the balance payable in five (5) years from date, the principal to be retired, less monthly payments of twenty Dollars per month payable on the first day of each month, beginning October 1st, 1935 (and continuing likewise until the whole amount thereof is paid in full.

until the full purchase price is paid, with interest on same from date at six (6) 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 Dollars,

for attorney's fees, as is shown by his note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force, and to keep building insured in a sum of not less than \$500.00 and to pay all insurance premiums and to keep the premises in first class repair.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due J. Rolfe Babb shall be discharged in law and equity from all liability to make said deed, and may treat said G. I. Hickman 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 all payments made Dollars,

per year for rent, or by way of liquidated damages, or may enforce payment of said note. In witness whereof, we have hereunto set our hand and seal, this 10th day of September, A. D. 1935

In the presence of: Virginia Pruitt, G. I. Hickman (SEAL), Grace K. Woods, J. Rolfe Babb (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Virginia Pruitt who says on oath that she saw G. I. Hickman and J. Rolfe Babb sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she, with Grace K. Woods, witnessed the same.

Sworn to before me, this 10th day of September, A. D. 1935. Grace K. Woods (SEAL), Notary Public, S. C. Virginia Pruitt

Recorded September 24th 1935, at 8:55 o'clock, A. M.