

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: W. G. Sirrine, Hardy D. Austin hereinafter designated as "Purchaser" have agreed to sell to a certain lot or tract of land in the County of Greenville, State of South Carolina,

in the City of Greenville on the south side of Jenkins Street, described as follows: Beginning at a stake on Jenkins Street, corner of lot herebefore conveyed to George Nicoll by H. L. Parker, and running thence with Parker line approximately S. 12 1/2 W. 102 feet to stake in line of lot herebefore conveyed by George Nicoll to David Parker; thence with David Parker line approximately N. 77 1/2 W. 45 feet to stake on a street or alley; thence with said street or alley approximately N. 12 1/2 E. 102 feet to stake on Jenkins Street; thence along said street approximately S. 77 1/2 E. 45 feet to beginning corner,

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of One Thousand Four Hundred Fifty and no/100 Dollars,

in the following manner: in installments of Twenty (\$20) Dollars per month due and payable on the first day of each calendar month after date, (with the option of paying made and of anticipating payment of this note at any time.)

until the full purchase price is paid, with interest on same from date at 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 of the balance due.

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

The purchaser agrees to pay all taxes while this contract is of force, when one-half of the purchase price is paid the purchaser shall receive title and give a mortgage to secure the remainder of the purchase money. It is agreed that time is of the essence of this contract, and if the said payments are not made when demanded shall be in default and shall be discharged in law and equity from all liability to make said deed, and may treat said

as tenant holding over after termination, or contrary to the terms of lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of Ten Hundred and Fifty 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 1st day of January, A. D. 1942

In the presence of: Bertha M. Greene (Witness) W. G. Sirrine (Purchaser) Hardy D. Austin (SEAL.) Helen C. Ashbury (Purchaser)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Bertha M. Greene who says on oath that he saw W. G. Sirrine and Hardy D. Austin sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with Helen C. Ashbury

Sworn to before me, this 5th day of August, A. D. 1942. Helen C. Ashbury Notary Public, S. C. Bertha M. Greene

Recorded August 27th 1942 at 9:49 o'clock A.M.

Merged into deed of July 11th 1946

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: Palmetto Realty Corporation B. J. Smith and B. D. Smith have agreed to sell to a certain lot or tract of land in the County of Greenville, State of South Carolina, in South Township, being a part of the sub-

division known as Oakvale Lane according to a plat and survey of same made by Pickell & Pickell, Engrs. June 1946, which said plat is recorded in the Office of the P. M. C. for Greenville County, S. C. in Plat Book "P" page 55. The tract contains three and three tenths acres more or less and is the tract marked "sold" on the plat above referred to

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Forty seven and fifty (47, 50.00) Dollars,

in the following manner: Two hundred dollars each which is acknowledged one hundred dollars on each Jan. 1st, Mar. 1st, May 1st, 1947 and seventy-five dollars on the first of each month thereafter until May 1, 1949 at which time the balance will become due and payable.

until the full purchase price is paid, with interest on same from date at 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 \$250.00 Dollars,

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

The purchaser agrees to pay all taxes while this contract is of force, It is agreed that time is of the essence of this contract, and if the said payments are not made when due, seller shall be discharged in law and equity from all liability to make said deed, and may treat said B. J. Smith and B. D. Smith as tenant holding over after termination,

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

the sum of Nine Hundred 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 18th day of December, A. D. 1946

In the presence of: Delores Landrum (SEAL.) J. B. Simpson (SEAL.) Palmetto Realty Corp. B. J. Smith and B. D. Smith

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Delores Landrum who says on oath that he saw Palmetto Realty Corporation and B. J. Smith and B. D. Smith sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with J. B. Simpson

Sworn to before me, this 18th day of December, A. D. 1946. Lionel E. Wooten Notary Public, S. C. Delores Landrum

Recorded December 18th 1946 at 10:46 o'clock A.M.

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