-23

VOL. 22

State of South Carolina,

Agreement of Purchase and Sale.

County of Greenville.

This Agreement, made and entered into this 8th day of April, 1913, by and between Lee H. Wood, party of the first part, and W.B. Robinson, party of the second part,

WITNESSETH:

The party of the first part agrees to sell to the party of the second part, and the party of the second part agrees to buy of the party of the first part the land hereinafter described for the price of One thousand seven hundred eighty-five and 25/100 (\$1,785.25) Dollars, of which the sum of Two hundred fifty-two (\$252.00) Dollars has been paid at and before the execution of this instrument (the receipt whereof is hereby acknowledged by the party of the first part), and the balance of which is to be paid in monthly installments of twenty (\$20.00) dollars each, to be paid on the 15th day of each month, beginning April 15th, 1913, until paid in full, with interest on the unpaid portion from April 15th, 1913, at the rate of eight per cent. Per annum to be computed and paid monthly on the 15th, day of each month, with the privilege, at the option of the party of the second part, of anticipating payments of principal or interest, in whole or in part. And the party of the first part does further agree that when one-half of the purchase price. with interest on same, shall have been paid, the party of the first part will execute and deliver unto the party of the second part, a good and sufficient deed conveying the said land, in fee simple, with general warranty upon the execution and delivery by the party of the second part of a note and mortgage for the balance of the purchase price upon the terms above stated. It is understood and agreed that all buildings shall be kept insured for the sum of not less than Seven hundred fifty (\$750.00 Dollars, insurance premiums to be paid by party of second part and that in case of loss by fire any insurance money is to be applied upon the repair or rebuilding of the buildings so destroyed. And the party of the first part does hereby agree that he will on March 1st, 1914, pay off and have satisfied of record the mortgage heretofore executed by him to Alexander Finlay and Ora L. Finlay, and recorded in R.M.C. office for Greenville County in Vol. 14. page 12.

It is understood by and between the parties hereto that time is of the essence of this contract and that if any of the said installments shall not be paid within thirty days after same shall have become due, then and in that case this contract shall, at the option of the party of the first part, become null and void. And the party of the first part shall have the right to collect or retain the sum of Twenty (\$20.00) Dollars per month for each and every month that the party of the second part shall have had possession of the premises.

The land hereby agreed to be sold and purchased is described as follows: All that certain lot of land situate in the City of Greenville, County and State aforesaid, and having the following metes and bounds, to wit: BEGINNING at astake on Frank Street, 100 feet from the northeast corner of Hampton Avenue, and the said Frank Street, and running thence with said Frank Street; N. 57 E. 50 feet to a stake, corner of lot No. 12 of the J.K.P. Bryan property; as shown on plat recorded in the R.M.C. office for Greenville County in Vol. HHH, page 838; thence with the line of lot No. 12, S. 32-40 E. 124.5 feet to stake; thence S. 57-35 W. 50 feet to stake; thence N. 32-40 W. 124 feet to the beginning corner. Being the portion of lots No. 1, and 2 as shown on said plat, the said lots being the same conveyed to the said Lee H. Wood by A.C. Wood by deed dated February-

(Next page)

VOL. 22

first, 1910, and recorded in the R.M.C. office for said County in Vol. VI, page 17.

Witness our hands and seals the day and year first above written.

Lydia E. Sullivan.

Marie Minshall.

Lee H. Wood,

(Seal)

(Seal)

W.B. Robinson.

State of South Carolina,

County of Greenville.

Personally appeared before me Marie Minshall who being duly sworn says that she saw the within named Lee H. Wood and W.B. Robinson sign, seal and as their act and deed deliver the above written Instrument, and that she with Lydia E. Sullivan witnessed the execution thereof.

Sworn to be fore me this 8th, day

of April 1913.

Marie Minshall

C.F. Haynsworth (L.S.)

Notary Public for S.C.

Recorded for April 21st, 1913.

(Assignment 50 ¢)

233

State of South Carolina,

County of Greenville.

Whereas, on or about the - - - - day of February 1913, L.O. Patterson executed and delivered to the undersigned Raven I. McDavid, his Bond for Title, whereby under the terms and conditions set forth in the said Bond, he was to execute and delivered to the said McDavid, or to such other person as he might designate, a good and sufficient deed, thereby conveying to him all of that certain piece, parcel and tract of land situate on the Southwest corner of Irvine and North Streets, in the City and County of Greenville, South Carolina, being approximately one hundred and forty-seven (147) feet square;

And, Whereas, the said Raven I. McDavid has assigned and hereby sets over to A. William McDavid a one-half interest of, in and to all of the rights, title and interest in and to said Bond for Title and the conveyances to be thereunder executed according to its terms;

And, Whereas, the said A. William McDavid has this day paid on the consideration of said Bond for Title and conveyance to be executed as above stated, the sum of One thousand Dollars (\$1,000.00); Now, Therefore, Know All Men By These Presents; That the said Raven I. McDavid, for and in consideration of the premises above stated, the sum of money above stated, and the performances to be had by and on the part of the said A. Williams McDavid of, in and to one-half of the conditions stated in said Bond for Title, does hereby assign and set over and transfer unto the said A. William McDavid a one -half interest in all his right, title and interest of, in and to said Bond for Title, the conveyance to be made thereunder, and any and every interest to grow our of same.

In witness whereof the said Raven I. McDavid does hereunto set his hand and seal this the 23rd, day of April, 1913.

Signed, sealed and delivered

Raven I. McDavid (Seal)

in the presence of: Virginia Talley, B. A. Morgan,

(Over)