

VOL. 32. TITLE TO REAL ESTATE.

STATE OF SOUTH CAROLINA.,
Greenville County,

THIS Indenture, made between L.A.Green, party of the first part, and A.F.Staten, party of the second part, witnesseth:

That the party of the first part for and in consideration of the sum of Dollars to him in hand paid this day (the receipt of which is hereby acknowledged) and the further consideration of SIX HUNDRED TWENTY SIX & 11/100 Dollars, to be paid by the party of the second part in monthly installments, beginning on the 15th day of March, 1912, for a period of months, does hereby lease unto the party of the second part, lots of land Number Twelve, of a plat known as the NEW HOPE, Plat book "A" page 409, having thereon a house under the following conditions and terms, said A.F.Staten is to pay the insurance and taxes thereon, and five dollars each month, and the additional sum of FORTY FIVE Dollars; each month, first six months payment to be made on September 15th, 1912, until the full amount of the principal and interest is paid, the interest to be computed and paid semi-annually and to run from date of the stated principal, beginning March 15th, 1912, said lot is situated in the County and State aforesaid, about two miles west of Greenville Court House, S.C. and the rents are hereby assigned to said L.A.-Green to secure the payment of said sums, without liability to account except for rents actually collected, Insurance policy to be held by said L.A.Green for the full amount of insurance that may be carried thereon for his security, The interest, taxes and insurance is to be deducted from the amounts paid every six months and the remainder applied towards the reduction of the principal debt, The prior bond for title from J.M.Fortner, to this lot is hereby surrendered, and this bond accepted instead,

In the event of the non-payment of any of the above mentioned monthly sums for a period of ninety days, and the repayment of one dollar to the party of the second part liquidated damages, then this contract shall become null and void, and the party of the first part shall have the right to re-possess himself of the said lots immediately,

Privilege is hereby given to the party of the second part to anticipate any or all of the monthly payments, and whenever the whole amount herein stipulated on this lease shall be paid then the party of the first part agrees, and does hereby bind Himself, his Heirs, Administrators, Executors and Assigns to make a good and warranty deed to the property above described in fee simple to the party of the second part, the party of the second part hereby accepts the lease of the above described property upon the terms herein set forth,

IN WITNESS whereof the parties hereto have set their hands and seals this the 15th day of March, 1912,

WITNESS:
H.K.Townes.,

L.A.Green.,
Party of the First Part,
A.F.Staten.,
Party of the Second Part,

STATE OF SOUTH CAROLINA.,
County of Greenville,

For value received, I hereby relinquished all my right, title and interest in or to the within Bond for Title unto L.A.Green, of the County and State aforesaid,

A.F.Staten., (Seal)

Signed, sealed and delivered in presence of:
E.M.Staten.,
G.B.Bishop,

South Carolina.,
Greenville County,

Personally comes before me, G.B.Bishop, who on oath says that he saw the above A.F.Staten, sign, seal and as his act and deed, deliver the foregoing release, and that he with E.M.Staten witnessed the execution of the same,

G.B.Bishop,

Sworn to and subscribed before
me this 10th day of May, 1915.,
P.S.Butler., (Seal)
Notary Public, S.C.

Recorded for July 31st, 1915.,