

The State of South Carolina,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Lawrence C. Johnson of the City of Greenville, in the County and State aforesaid, am held and firmly bound unto James R. Smith and his heirs and assigns in the penal sum of Nine (\$900.00) Hundred Dollars to be paid to the said James R. Smith or his certain attorneys, Executors, Administrators or Assigns; to which payment well and truly to be made and done I bind my self and each and every of my heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with my seal and dated at Greenville, S.C., the 8th. day of September in the year of our Lord one thousand, nine hundred and eleven and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Whereas the above bounden Lawrence C. Johnson has this day agreed to sell to the said James R. Smith the following described tract, lot or parcel of land, situate, lying and being in the City of Greenville in said State and County, in Ward 5 of said City, and being more particularly described as follows, to wit:-

Beginning at an iron pin on corner of Hewell Land; thence N. 77 1/2 W. fifty three feet to stake on Hewell line; thence S. 12 1/2 W. one hundred and five feet to a stake on line at the corner of lot still owned by the said grantor, one hundred and five feet from Jenkins Street; thence S. 77 1/2 E. fifty three feet to a stake; thence N. 12 1/2 W. one hundred and five feet to the beginning corner, containing one eighth of an acre, more or less, and being a part of the lot of land conveyed to me by W.R. Sewell by his deed of conveyance dated 1911, recorded in R.M.C. office for said County in Vol. 10 page 315. The grantor herein agrees to furnish the grantee a right of ingress and egress over his land to the above described lot, on condition that the said James R. Smith shall pay the sum of Four Hundred and fifty Dollars, in manner following, that is to say Fifty (\$50) Dollars upon the delivery of this agreement, and Ten Dollars or more on the 25th. day of each successive month thereafter, beginning on the 25th. day of October 1911, all deferred payments to bear interest at the rate of seven per cent. per annum. The grantee to have possession of the premises September 11th. 1911.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said James R. Smith shall pay the said purchase money so as aforesaid stipulated and shall in the meantime pay all taxes on said land the said Lawrence C. Johnson shall on the completion of said payments make, execute and deliver, or cause to be made, executed and delivered a good and sufficient Deed of Conveyance in Fee Simple of the land above described to the said James R. Smith then this obligation to be void and of none effect or else to remain in full force and virtue.

AND IT IS EXPRESSLY AGREED, by and between the parties aforesaid that time is of the essence of this contract, and that in the event of the non-payment of said sum of money or any part thereof, promptly at the time herein limited, that then the said Lawrence C. Johnson is absolutely discharged from any and all liability to make and execute such Deed and may treat the said James R. Smith as tenant holding over after the termination of his lease; or if he prefer to do so may enforce the payment of the purchase money.

AND IT IS EXPRESSLY AGREED, by and between the parties aforesaid, that the said property is to be deeded to the said James R. Smith free from all encumbrances, and especially from the mortgage now on the said premises to the Piedmont Savings and Investment Company.

Signed sealed and delivered in the Presence of:  
W.S. Miller Jr.  
O.K. Mauldin  
The State of South Carolina,

Lawrence C. Johnson (SEAL)

County of Greenville.

Personally appeared before me W.S. Miller Jr., and made oath that he saw the within named Lawrence C. Johnson, sign, seal and as his act and deed, deliver the within written Deed, and that he with Oscar K. Mauldin witnessed the execution thereof.

Sworn to before me this 8th. day of September, A.D., 1911.  
Oscar K. Mauldin (Seal)  
Notary Public for S.C.,

W.S. Miller Jr.