

State of South Carolina,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, James I. West of the County and State aforesaid, am held and firmly bound unto John C. Thompson in the penal sum of Four thousand and no/100 (\$4000.00) Dollars to be paid to the said John C. Thompson and his certain Attorneys, Executors, Administrators or Assigns; To which well and truly to be done I bind myself and each and every of my heirs, Executors, Administrators jointly and severally, firmly by these presents;

Sealed with my seal and dated at Greenville, S.C. the Eleventh day of January in the year of our Lord One thousand nine hundred and thirteen and in the one hundred and thirty seventh year of the Sovereignty and Independence of the United States of America.

Whereas the above bounden James I. West has this day agreed to sell to the said John C. Thompson the following described tract of land in the State and County aforesaid about four miles from Greenville Court House on Road leading from Lownes Hill Road into the Spartanburg Road and being same tract of land conveyed to James I. West and J.A. Norris by Annice Payne and J.J. McCarter by deed bearing date Sept. 22nd, 1911 and recorded in office of R.M.C. for said County in Vol. 13, page 450, and conveyed to me (James I. West) by J.A. Norris (his one half interest) by deed bearing date February 8th, 1912 and recorded in office of R.M.C. in Vol. 17th, page 382. This tract containing Twenty Two acres more or less and adjoining lands of E.P. Hudson, J. Lee Green and others, on condition that the said John C. Thompson shall pay the sum of Two Thousand and no/100 (\$2000.00) Dollars in manner following, that is to say Three Hundred Dollars on the delivery of this agreement, Two hundred dollars July first and the balance in five equal annual payments beginning January first 1914 and on the first day of each successive January thereafter, all deferred payments to bear interest at eight per cent per annum until paid from January First 1913. Now the condition of this obligation is such, that if the said John C. Thompson shall pay the said purchase money so as aforesaid stipulated and shall in the meantime pay all taxes on said land and the said James I. West shall on the completion of said payments make, execute and deliver a good and sufficient Deed of Conveyance in fee simple of the land above described to the said John C. Thompson, then this obligation to be void and of non effect or else to remain in full force and virtue. And it is especially 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 James I. West is absolutely discharged from any and all liability to make and execute any such deed and may treat the said John C. Thompson as tenant holding over after the termination or contrary to the terms of his lease, or if prefer so to do may enforce the payment of the purchase money. The said James I. West agrees that if on the first day of January 1914, the said John C. Thompson shall have complied with all the conditions of the above described obligation, that is has paid all tax, interest and purchase money then due, that he the said James I. West will make and deliver to the said John C. Thompson the above described deed and accept a Note and mortgage for the balance of said purchase money, the said Note and mortgage to bear interest at eight per cent per annum until paid.

Signed, sealed and delivered
in the presence of.

(Next page)

J.A. Norris,
J.C. McElroy,

James I. West (L.S.)

The State of South Carolina,
Greenville County.

Personally appeared before me J.A. Norris and made oath that he saw the within named James I. West sign, seal and as his act and deed deliver the within Bond for Title and that he with J.C. McElroy witnessed the execution thereof.

Sworn to before me this
eleventh day of January 1913.

J.A. Norris (L.S.)

J.C. McElroy (Seal)
Notary Public for S.C.

Recorded for January 13th, 1913.

(Deed 75 ¢) 91

The State of South Carolina

KNOW ALL MEN BY THESE PRESENTS, That I, Emma C. Butler of the County of Greenville, in the State aforesaid, in consideration of Julius H. Heyward of the City of Greenville, assuming the payment of a certain note for One thousand (\$1000.00) Dollars, executed by me to the Greenville Real Estate Loan and Insurance Company, on the 15th day of December A.D. 1911, and secured by a mortgage of even date therewith on the property hereinafter described and conveyed, recorded in the R.M.C. office for Greenville County, in Vol. 19, at page 206; and the surrender of a mortgage now held by him as assignee, which was executed by me to Jas. M. Rochester on the day of January A.D. 1912 covering said property, and recorded in said Register's office, in Vol. 17, at page 165, have granted, bargained, sold and released, and by these presents do grant, bargain, seal and release unto the said Julius H. Heyward: All that certain piece, parcel and Lot of land situate, lying and being in the County and State aforesaid, about two miles west of the City of Greenville, between the Woodside and Brandon Cotton Mills, and known and designated as Lot No. 14, on a Plat of the Donwood property, which said Plat is recorded in said Register's office, in Plat Book A, at page 462 and 463, and is the same Lot conveyed to me by Oscar Hodges, Trustee for P.S. Butler TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Julius H. Heyward his heirs and assigns forever.

And I do hereby bind myself, my heirs, executors and Administrators to warrant and forever defend all and singular the premises aforesaid unto the said Julius H. Heyward, his heirs and Assigns against myself, my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 11th day of January, in the year of our Lord, one thousand, nine hundred and thirteen and in the one hundred thirty seventh year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

(Over)