Witness my hand & seal this 26th day of February in the year of our Lord one thousand nine hundred and eight and in the one hundred and thirty second year of the Independence of the United States of America.

Witness

John J. Tollison (L.S.)

J.D. McKittrick.

N.E. McKittrick.

Personally appeared before me Mrs. N.E. McKittrick and made oath that she saw John J. Tollison sign the above deed and that she with J.D. McKittrick witnessed the the execution of the same. Sworn to before me this 27th day of Feb. 1909

J.D. McKittrick -

N.E. McKittmick

Notary Public S.C.

Recorded for January 27th, 1914.

(Deed 75 **f**)

State of South Carolina

Greenville County.

Know all men by these presents that I, A.T. Stennis, Executor of John Stennis deceased and pursuant to the will of said decedent after giving due notice, did on the 5th day of September 1870 proceed to sell the plantation owned and occupied by said decedent at the time of his death. Said sale being made at public outcry and Mary A. McKittrick being the highest and best bidder the plantation was struck off to her at twenty four hundred dollars and said Mary A. McKittrick having complied with the terms of sale I, A.T. Stennis by virtue of the will of John Stennis decd. do sell and convey to said Mary A. McKittrick all the right, title and interest in and to said plantation or tract of land which vested in deceased at the time of his death, and said plantation or tract of land is described as follows. Beginning on a red oak on Scipio Pedens line thence East 15 chs to a stake, thence N. 90 links to stake, thence East 18.20 chs to stake (near Walnut tree), thence N. 25° W. 8.38 chs. to black haw bush, thence N. 51 E. 14.32 to stake, thence S. 16.16 to stake, thence South 38.40 chs. to stake, thence W. 26 chs. to stake, thence N. 10 chs. to stake, thence W. 13 chs to stake, thence N. 9° E. 11.50 chs to stake thence N. 75° W. 3.85 chs. to stake, thence N. 15 chs to beginning, the above being a description of land purchased of John D.-Peden and Adam Stennis. Also a certain parcel of land purchased of T. Hopkins and described as follows to wit. beginning on a post oak (south east corner) and running thence West 38.72 chs. to stake on east line of land described on first page of this deed, thence North 38.72 chs. to stake, thence East 38.72 chs. to stake, thence South 38.72 chs. to beginning comer, containing by estimation three hundred acres together with all and singular the rights, members and hereditaments to said Mary A. McKittrick to have and to hold the same for herself and her heirs and assigns forever; Said land lying and being the State & County before mentioned and bounded by lands belonging to Choice, Stewart, Stenhouse, Peden and others.

Signed in the presence of

Witnesses, Sept. 24th, 1870.

A.T. Stennis (L.S.)

J. W. Harrison.

Executo r.

J.L. Anderson.

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VOL. 22

South Carolina. Greenville County.

Personally appeared before me J.L. Anderson and made oath that he saw the within named A.T. Stennis, sign and as his own act, deliver the above written deed and that he with J.W.-

Harrison witnessed the execution thereof.

Sworn to before me this 15th day of January 1898.

J.L. Anderson

S.T. McKittrick

Not. Pub. S.C.

Recorded for Jany. 27th, 1914.

(Contract of Sale and Purchase 75 0)

State of South Carolina,

County of Greenville.

This agreement entered into this 4th, day of August, 1913, between Suburban Land Co., hereinafter called the Seller, and Joe. H. James hereinafter called the Purchaser,

WITNESSETH: That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell, and the Purchaser agrees to buy the hereinafter described lot of land at the price of Six hundred ninety dollars (\$690.00), of which \$65.00 has been paid in cash, and the remainder is payable as follows; \$12.50 each succeeding month, until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of eight per cent per annum to be computed and paid monthly, and if unpaid to bear interest at same rate as principal, and in case said sum or any part thereof be collected by an attorney or thro legal proceedings of any kind, the purchaser agrees to pay ten per cent in addition to the amount due as attorney's fee, and the Purchaser has given his note of even date for the purchase price as aforesaid.

On payment of the full purchase price and interest the Seller agrees that there shall be made to the Purchaser a good warranty deed for said property. It is further agreed that the Purchaser shall pay all taxes on said property.

The property hereby agreed to be sold and bought is described as follows;

Lot No. 51, Sans Souci Villa.

Said property shall be subject to the following restrictions;

First; That no house shall be built on said lots costing less than \$1,500.00 Second; That said lots nor any part thereof shall not be sold, rented, or otherwise disposed of to any person of African descent; Third; That no building shall be built on said lot nearer the Street than the building line, said line being 15 feet from the sidewalks.

And the Purchaser agrees to insure the house and buildings on said lots in a sum of not less than -

Dollars in a company or companies satisfactory to the Seller and keep same insured from loss or damage by fire, and assign the policy of insurance to said Seller, and in the event the Purchaser shall at any time fail to do so, then the Seller may cause same to be insured in name and reimburse for the premium and expense of such insurance under this contract, with interest, or may proceed to foreclose as though this contract were past due.

It is agreed that time is of the essence of this contract, and is said payments be not made -

(Over)