

Whereas, The Norwood National Bank is acting in the capacity of a holding company for B.E. Geer, in the matter of property known as Chelsea, located about two miles North of Greenville, S.C. and adjoining property of W.J. Thackston, Mrs. Perry and others, and

Whereas, The Norwood National Bank as a holding company does not warrant the deed to the above referred to property known as Chelsea,

And Whereas, The Norwood National Bank did, on 18th of November 1912 deed to Rith T. Rogers a certain lot located in the above referred to property containing 1- $\frac{1}{2}$  acres for the purchase price of Eleven Hundred twenty-five & no/100 Dollars (\$1125.00).

Now Therefore Be It Known To All Men, that I, B.E. Geer, of the County of Greenville, State of South Carolina, for whom the Norwood National Bank is acting in the capacity of a holding company, do hereby bind myself, my heirs, successors and assigns to warrant and defend unto Rith T. Rogers, her heirs, successors and assigns all and singular the premises deeded by The Norwood National Bank of Greenville to the said Rith T. Rogers under date of 18th, November 1913 against every person whomsoever lawfully claiming the same or any part thereof.

In presence of:

Ellie Johnson,

S.H. McKittrick,

State of South Carolina,

Greenville County.

Personally appeared before me Ellie Johnson and made oath that she saw the within named B.E. Geer sign, seal and as his act and deed deliver the within deed, and that she with S.H. McKittrick witnessed the execution thereof.

Sworn to before me this 21st, day of March 1913.

S.H. McKittrick,

Notary Public for S.C.

B.E. Geer, (L.S.)

Ellie Johnson

Recorded for Feby. 25th, 1915.

The State of South Carolina,

County of Greenville.

Know all men by these presents, That I, D.P. Montgomery, of Greenville County, in the State of South Carolina, have agreed to sell to M.W. White, All that certain piece, parcel or lot of land situate, lying and being in the County and Township of Greenville and State of South Carolina, in what is known as "Park Place", near the City of Greenville, a revised plat of which is of record in the office for Greenville County, in the State aforesaid, in Plat Book "A", at page 119.

Said lot being known and designated as lot No. 16, on said revised plat, in Block L, said lot has a frontage of 50 feet on Third Avenue, and running back in parallel lines 150 feet, according to said plat; this being the same lot of land conveyed to me, the said D.P. Montgomery by Silas-McCrary by a deed dated 22nd, day of April 1912, and recorded in the R.M.C. Office for said County and State in Deed Book No. 197 at page 224, and the said D.P. Montgomery will execute and deliver a good and sufficient warranty deed therefor on condition that the said M.W. White shall pay the sum of Seven hundred dollars (\$700.00) in the following manner:

Fifteen dollars in cash upon the delivery of this Bond for Title and Ten Dollars (\$10.00) per month, due and payable on the first day of each calendar month after date, until the full purchase price is paid, with interest on same from this date, at eight per cent per annum until paid in full, to be computed and paid annually, and if unpaid to bear interest until paid at the same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of ten per cent on amount due for attorney's fees as is shown by note of even date herewith, given by the Purchaser for the purchase price as aforesaid.

The Purchaser agrees to pay all taxes while this Bond for Title is of force.

It is agreed that time is of the essence of this Bond for Title, and if said payments of every kind be not made when due, I shall be discharged in law and in equity from all liability to make said deed, and may treat the said M.W. White as tenant, holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of Seventy-five Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof I have hereunto set my hand and seal this 9th, day of February A.D. 1915.

Signed, sealed and delivered

in the presence of:

D.P. Montgomery (Seal)

F.M. Todd,

James R. Bates.

The State of South Carolina,

County of Greenville.

Personally appeared before me F.M. Todd and made oath that he saw the within named D.P. Montgomery sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with James R. Bates witnessed the execution thereof.

Sworn to before me this 9th,

day of February A.D. 1915.

F.M. Todd

James R. Bates (Seal)

Notary Public for S.C.

Recorded for February 10th, 1915.