

## 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 SEVEN & 27/100 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 thirteen (13) of a plat known as the NEW HOPE land as shown by plat in plat book "A", page 409, about two miles west of Greenville Court House, S.C. having thereon a dwelling house, to be insured and the insurance policy to be held by said L.A.Green for his security, the party of the second part shall pay the taxes, the insurance premiums, and eight per cent, interest from date payable and to be computed semi-annually, until the whole principal debt is paid in full, and to pay the sum of five dollars, each month beginning March 15th, 1912, and also the sum of twenty dollars additional every six months, out of all of said payments the interest, taxes and insurance is to be deducted, and the principal reduced every six months until paid in full, rents assigned to L.A.Green, without liability to account except for rent actually collected, The former contract or bond for Title from J.M.Fortner, is hereby surrendered, and this bond for title is hereby accepted instead, subject to the mortgage given by L.A.Green, to A.W.Christensen, of which mortgage I have notice, but that said L.A.Green is to pay off all incumbrances out of the money that is paid him hereunder,

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 the monthly payments, and wherever 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 15, day of March 1912,

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

WITNESS.,  
H.K.Townes.,

STATE OF SOUTH CAROLINA.,  
County of Greenville,

For value received, I hereby relinquish 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 the 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 named 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 same,  
Sworn to and subscribed G.B.Bishop.,  
before me this 10 day of May 1915,  
P.S.Butler., (SEAL)  
Notary Public, S.C.

Recorded for July 31st, 1915.,