

State of South Carolina,  
County of Greenville.

This agreement made and entered into this the 1st, day of January 1919, by and between James D. Neal of the one part and A.G. Laughridge of the other part;

Witnesseth:-

That for and in consideration of the money paid and to be paid as is herein after stated, the said Neal has bargained and sold, and will convey as is herein after stated, to the said Laughridge, All that certain lot of land situate in the City and County of Greenville, South Carolina on Ebaugh Avenue, and is known and designated as lot No. one hundred and thirty-three (133) and has such dimensions as is shown by plat of East park recorded in plat book A., page 333; The purchase price for said property is thirty-two hundred and fifty dollars, of which Three hundred dollars has been paid, leaving a balance unpaid of twenty-nine hundred and fifty Dollars, which is to draw interest from January 1st, 1919, until paid at the rate of seven per cent per annum, payable semi-annually, and if not so paid to draw interest at the same rate as the principal until paid.

The remainder of the purchase price as aforesaid, exclusive of interest, is payable as follows: Fifty dollars on the first day of each and every consecutive month thereafter until said purchase price is paid in full, provided, however, that when as much as forty per cent (40%) of said purchase price shall have been paid as above provided, then the said Neal upon the said Laughridge executing and delivering to him his note and mortgage for the remainder due, drawing interest at the rate of seven per cent per annum, payable semi-annually, all interest not paid when due to draw interest at the same rate as the principal until paid, and providing for ten per cent attorneys fees, and to become due one year from its date, will make and deliver to the said Laughridge his deed and thereby convey to him the above property free from encumbrance, including dower renounced, and thence forth this contract shall be of no force and effect.

It is further understood and agreed that the said Neal will pay all taxes on the said property for the year 1918, and the said Laughridge will pay all taxes assessed against said property thereafter; that he will issue and keep insured the buildings on said property in a sum not less than fifteen hundred dollars and assign said policy to the said Neal.

It is agreed that if the said Laughridge fails to make the payments on the principal, or the interest as above provided within 90 days from time they are due, and to keep all of the covenants herein contained, then upon such failure in them of any of them, the said Neal may re-take possession of said property, cancel this contract and retain so much of all money as has been paid as will amount to \$35.00 for each month, the property has been held under this agreement, as a reasonable rental therefor, and in addition all money paid on this contract to the date hereof is agreed to be and may be retained as in payment of liquidated damages in the event this contract is breached.

The said Laughridge will keep said property in good repair at his own expense. Time is the essence of this contract.

In witness whereof the parties hereto, binding themselves, their heirs and assigns, do in duplicate set their hands and seals the day and year first above written.

"The words "And Mortgage" inserted before signing.

Signed, sealed and delivered  
in the presence of.  
Geo. W. Long,  
Harry R. Wilkins.

Jas. D. Neal (Seal)

A.G. Laughridge. (Seal)

State of South Carolina,  
County of Greenville.

Personally comes before me Harry R. Wilkins and made oath that he saw the within named James D. Neal and A.G. Laughridge sign, seal and as their act and deed deliver the foregoing agreement, and that he with W.R. Watkins witnessed the execution of the same.

Sworn to and subscribed before me  
this the 12, day of November 1919.

Harry R. Wilkins.

W.R. Watkins (Seal)

Notary Public for S.C.



Recorded November 12th, 1919.

For requirements to this Bond for Title, see Deed Book 60 page 84.

The State of South Carolina.

To all to whom these presents shall come:

I, Perry D. Gilreath, Sheriff of Greenville County and State aforesaid, send greeting:

Whereas by virtue of a Writ of Fieri Facias, issued out of the Court of Common Pleas, held for the County of Greenville, tested the 23th, day of May in the year of our Lord one thousand, eight hundred and seventy, at the suit of James Harrison to A.B. Vickers (then Sheriff of said County) directed, commanding him that of the goods and chattels, lands and tenements of M.G. Berry to levy the sum of nine hundred and eighty-five 99/100 Dollars damages and costs, the said Sheriff seized of the lands and tenements of the said M.G. Berry, all that certain piece, parcel and tract of land, containing, One hundred and ninety-seven acres, more or less, situate and being in the County of Greenville, in the State aforesaid, and having the following lines, metes and bounds, to-wit: Beginning at a stone near a road - Pine (gone); and running thence N. 6-1/4 E. 25.85 to a stone 3X persimmon (down); thence N. 7-1/4 W. 34.50 to a dogwood 3x; thence S. 70 W. 10.35 to a stone in the old field; thence S. 27-1/2 W. 12.30 to a stake and old pointer; thence N. 62 W. 36.69 to post oak stump near a gate; thence S. 53-1/4 W. 4.58 to a stone in a road; thence with Fairburns Survey S. 26 E. 24. to a stone; thence N. 51-1/2 E. 3.00 to a stone; thence S. 26 E. 15. to a stone; thence S. 51-1/2 W. 6.35 to a stone; thence S. 42 E. 47.50 to a P. oak stump; thence N. 53 E. 15.20 to a stone, small post oak gone; thence S. 42-1/4 E. 14.42 to the beginning, adjoining lands of Cox, Pollard, Cureton and Moon.

And Whereas, the said premises with their appurtenances, since the seizure by the said A.B. Vickers, Sheriff made by virtue of said Writ, of Fieri Facias, before mentioned have been exposed to sale at public vendue and purchased by W.H. Ashmore and P.A. Ashmore of the County of Greenville, in the State of South Carolina for the sum of Eight Hundred Dollars, being the highest sum bidden therefor;

Now, Know Ye, That I, Perry D. Gilreath, Sheriff of the County of Greenville, in the State aforesaid, and as the successor in said office of the said A.B. Vickers, and by virtue of the said Writ of Fieri Facias, and by virtue of the Statute in such case made and provided, and for and in consideration of the said sum of Eight Hundred dollars, to me in hand paid, or secured to be paid by the said W.H. Ashmore, and P.A. Ashmore, the receipt and payment whereof I do hereby acknowledge have granted, bargained and sold and by these presents do grant, bargain and sell unto the said W.H. Ashmore and P.A. Ashmore, their heirs and assigns forever, the said tract, piece and parcel of land with its appurtenances, and all the estate, right, title and interest, which the said M.G. Berry, of right had of in and to the same.

To have and to hold the said piece, parcel and tract of land with its appurtenances unto the said W.H. Ashmore and P.A. Ashmore, their heirs and assigns forever, as fully and absolutely as I, the said Perry D. Gilreath might, could or ought to grant, bargain and sell the same by virtue of the Statute aforesaid, and the said Writ of Fieri Facias, or otherwise.

In witness whereof I the said Perry D. Gilreath, have hereunto set my hand and seal the 30th, day of ~~February~~ October in the year of our Lord one thousand eight hundred and seventy-nine.

Signed, sealed and delivered (February struck out and )  
(October inserted before )  
in the presence of: ( execution ).

P.D. Gilreath (L.S.)  
S.G.D.

James H. Taylor,

T.Q. Donaldson.

(Over)