

The State of South Carolina.

Know all men by these presents, That Hammond-Gregg Company, a corporation under the laws of South Carolina authorized by its charter to acquire and dispose of real estate, in consideration of the sum of Five Dollars and other valuable consideration to it paid by E.E. Stone of the City of Greenville, in the State aforesaid has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said E.E. Stone, All that piece, parcel or lot of land situate, lying and being on the north side of East North Street between the Hodges home place and Brown Street, in Ward Two of the City of Greenville, County of Greenville and State of South Carolina, bounded on the North by an alley eight and one-half ($8\frac{1}{2}$) feet wide; on the East by premises now or formerly of J.F. Hodges; on the south by East North Street whereon it fronts; and on the west by lot twenty-five (25') feet in width heretofore conveyed by Hammond-Gregg Company to R.E. Houston; the lot hereby conveyed being rectangular in shape and measuring sixty-five (65') feet, more or less, on its northern and southern sides, and ninety (90') feet, more or less, on its Eastern and Western sides, and being the remaining portion of a lot ninety (90') feet square conveyed to Hammond-Gregg Company by R.E. Houston and E.W. Carpenter by their deed dated April 26th, 1913, recorded in the R.M.C. Office for Greenville County May 21st, 1913, in Vol. 26, of deeds, at page 93, said lot being described in said deed as four contiguous lots with an aggregate frontage of ninety (90') feet.

Subject however to the lien of a certain mortgage upon said premises given by Hammond-Gregg Company to W. Augustus Black, as Trustee, June 11th 1917, recorded in the R.M.C. Office for Greenville County, a balance of Five thousand five hundred (\$5,500.00) dollars remaining unpaid on the debt secured by said mortgage, payment of which, with interest thereon at six and one-half ($6\frac{1}{2}$) per cent per annum, is assumed by the said E.E. Stone as part of the consideration for this conveyance. 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 E.E. Stone, his heirs and assigns forever.

And the said Hammond-Gregg Company does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said E.E. Stone, his heirs and assigns against itself and its successors and all other persons whomsoever lawfully claiming or to claim the same or any part thereof, save only the lawful owner of the mortgage herein above mentioned. In witness whereof, said Hammond-Gregg Company has caused these presents to be signed by H.B. Hammond, its President and H.J. Gregg, its Secretary-Treasurer, and its corporate seal to be hereto affixed, this eighth day of December in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and forty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

A.R. DePass,
Wingate Waring. (Stamps \$13.50)

Hammond-Gregg Co.
H.B. Hammond, Prest.
H.J. Gregg, Sec. & Treas.



The State of South Carolina,
County of Richland.

Before me Wingate Waring, a Notary Public for South Carolina, personally appeared

A.R. DePass and made oath that he saw the within named Hammond-Gregg Company by the hands of H.B. Hammond, its president and H.J. Gregg, its Secretary-Treasurer sign, affix the corporate seal, and as the act and deed of said Corporation, deliver the within written deed, for the uses and purposes therein mentioned, and that he with Wingate Waring witnessed the execution thereof, and subscribed their names as witnesses thereto.

Sworn to and subscribed before me, this eighth day of December 1919.

A.R. DePass

Wingate Waring (L.S.)
Notary Public for South Carolina.

Recorded January 5th, 1920.

State of South Carolina,

Greenville County.

This Agreement made and entered into this 17th, day of November 1919, by and between The Courier Printing Company, a corporation of South Carolina, party of the first part, and J.H. Rush, party of the second part, Witnesseth:-

The party of the first part has sold to the party of the second part and the party of the second part has bought of the party of the first part a lot of land in the City of Greenville, County and State aforesaid, lying on the west side of South Main Street next north and adjoining the Jones-Bates Building - said lot having a frontage of 53 feet on said South Main Street and a depth of 130.83 feet, more or less and having thereon part of a building which was partially destroyed by fire. The price to be paid is \$520 per Main Street front foot for the land and the fixed sum of \$10,000 in addition thereto for the remaining portions of walls left from the fire which partially destroyed the building inclusive of everything now on the lot in the way of building material - it being understood that the said improvements now on the lot include also the basement of the old building. It is understood and agreed that there is a party wall built partly on the lot which is to be conveyed under this contract and partly on the lot of J.O. Jones and H.B. Bates and it is also understood and agreed that the stair-case of the present Jones-Bates Building is built partly on the land of J.O. Jones and H.B. Bates and partly on the lot to be conveyed under this contract. Furthermore it is understood and agreed that the lot to be conveyed hereunder carries with it the perpetual right to the use of said stair-case, also the perpetual privilege of tying on to said wall and that there is no sum of money to be paid or charge of any nature whatsoever to be made for such privilege and use and that this party wall and stair-case agreement is binding unto the party of the second part hereunder, his heirs and assigns, or in the case of a corporation to its successors or assigns.

The purchase price hereinabove stipulated is to be paid cash, which cash sum is to be \$37,560 Twenty-five dollars is paid by the party of the second part to bind this contract and to apply as part payment; and the receipt of same is acknowledged by the party of the first part.

All taxes for 1919 to be prorated to date of conveyance.

Witness the hand and seals of the parties this the day and year first above written.

In presence of:
R.L. Stone,
B.F. Rush.

The Courier Printing Company (Seal)
By J.C. Keys,
J.H. Rush, (Seal)

The within agreement is modified in that possession of said property is given now, fifty per cent of the purchase price to be paid January 2, 1920 and the remainder to be paid upon the execution and delivery of a good and sufficient deed, with interest from Jan. 2nd, 1920 at the rate of six per cent per annum, December 9, 1919

Witnesses:
Hellen A. Morgan - B.A. Morgan.

The Courier Printing Co.
By J.C. Keys, (Seal)
J.H. Rush, (Seal)

Recd. of J.H. Rush, eighteen thousand and (\$18,500.00) five hundred dollars being the one-half of purchase price as provided in above agreement - this Jan. 2, 1920.

The Courier Printing Co.
By J.C. Keys.

South Carolina, Greenville County. - Personally comes before me B.F. Rush who on oath says; he saw the foregoing The Courier Printing Co., by J.C. Keys and J.H. Rush sign, seal and as their act and deed deliver the following contract and that he with R.L. Stone witnessed the execution of the same.

Sworn to and subscribed before me Jan. 7, 1920.
B.A. Morgan (Seal)
Not. Pub. S.C.

B.F. Rush.

Recorded January 7th, 1920.