

State of South Carolina,)
Greenville County.) Agreement of Sale.

This agreement entered into this January 12th, 1920, by and between R.Y. Hellams, hereinafter designated as party of the first part, and John and Ester Valentine, designated as parties of the second part,

Witnesseth:-
First the party of the first part has agreed to sell and the parties of the second part has agreed to buy, for a consideration of One thousand (\$1000.00) Dollars, to be paid as hereinafter designated, a certain lot of land in the State and County aforesaid and in Ward 5, of the City of Greenville, on Leach Street #324 and generally described as follows:
Being fully described by deed from Hattie Hammond to R.Y. Hellams, dated 23, of August, 1919 and recorded in Vol. 49, page 101 office R.M.C. recorded on 28, day of August 1919 being the Southern half of lot #4 on plot of the lands of the Mountain City Land and Improvement Co., recorded in Vol. 1111, page 342, being the same lot of land conveyed to Hattie Hammond by W.S. Pack.
Second. The party of the first part does hereby acknowledge receipt of One hundred (\$100.00) Dollars on account of the purchase price aforesaid, the balance due thereon to-wit: Nine hundred (\$900.00) dollars is to be paid as follows: Fifteen (\$15.00) dollars on the twelfth (12th.) of each and every month after date: Beginning the 12th, of February 1920, and continuing until said sum of Nine hundred (\$900.00) dollars shall have been paid in full, with interest on deferred payments at the rate of eight per cent per annum to be computed and paid semi-annually; interest not so paid when due to bear interest at the same rate as principal; failure to make any two consecutive monthly payments as herein provided, or to pay said interest when due, shall render the whole amount due and payable, at the option of the holder hereof, and the monthly payments so paid by the parties of the second part to the party of the first part, in event of failure by the parties of the second part to pay same promptly, shall be retained by him, the party of the first part as rent for the property and liquidated damages for breach of the contract, and said parties of the second part shall be treated as tenants at will; and in event of any legal proceedings to enforce collection of said deferred payments, to pay an attorneys' fees of ten per cent, and all expenses incident thereto.

Third: The parties of the second part hereby agrees to keep said house in good repair, reasonable wear and tear excepted, and not to abuse nor damage same, and to insure the same at their own (the parties of the second part) expense, in some insurance company acceptable to the party of the first part for not less than \$500.00 (Six hundred dollars, with mortgage clause in favor of said party of the first part, and to pay all taxes and assessments on said property.
Fourth:- The party of the first part agrees upon the completion of the payments hereinabove provided for, with any accumulated interest or expense paid by them, to make unto the said parties of the second part, or their assigns, a good fee simple general warranty deed, with dower duly renounced.

Witness our hands and seals in duplicate at Greenville, South Carolina, the date first above written.
In presence of:
B.F. Farnsworth, R.Y. Hellams, (Seal)
R.F. Farnsworth, John Valentine, (Seal)
Ester Valentine, (Seal)

State of South Carolina,
Greenville County.
Personally appeared B.F. Farnsworth and made oath that he saw the within named R.Y. Hellams, party of the first part and John and Ester Valentine, parties of the second part sign, seal and as their act and deed deliver the within deed of Agreement and that he with R.F. Farnsworth witnessed the execution thereof.
Sworn to before me, this 14th, day of January A.D. 1920.
J.G. Huff (Seal)
Notary Public, S.C.

Recorded January 15th, 1920.

State of South Carolina,)
County of Greenville.) Contract of Sale and purchase.

This agreement entered into this 14th, day of January 1920 between Rasor-Latham Real Estate Co., Agts. for M. Solomon hereinafter called the seller and E.A. Fonda- 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 Eight thousand dollars (\$8000.00), of which \$500.00 has been paid in cash and the balance is payable as follows: Seventy five hundred dollars in cash upon delivery of warranty deed, and possession of the house and premises, said deed and possession to be given not later than April 1st, 1920.
until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of - - per cent per annum to be computed and - - , and if unpaid to bear interest at the same rate as principal, and if these said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, the Purchaser agrees to pay ten per cent in addition to the amount as attorney's fee.

The Seller agrees that there shall be made to the Purchaser a good warranty deed for said property.

The property hereby agreed to be sold and bought is described as follows:
House and lot #324 Venny Street, the same belonging to and being occupied by M. Solomon.
Witness our hands and seals the day and year above written.

Witness:
V.O. Latham, Rasor-Latham Real Estate Co. Agts.
H.W. Rozier, C.V. Latham, Seller
E.A. Fonda, Purchaser.

State of South Carolina,
County of Greenville.
Personally comes before me H.W. Rozier, who being sworn, says that he saw the within named C.V. Latham for Rasor-Latham Real Estate Co., as Sellers and E.A. Fonda as Purchaser, sign, seal and deliver the within contract of sale and purchase, and that he, with V.O. Latham witnessed the execution thereof.

Sworn to before me, this 15th, day of January 1920.
J.Theo Solomon, Jr.
N.P. S.C.



Recorded January 15th, 1920.