

State of South Carolina,

County of Greenville.

This Agreement made and entered into this the 14th, day of January 1920, by and between Alice C. Ferguson, of the one part and A.E. Morris and J.T. Blessingame, of the other part.

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of the terms and conditions and the money paid and to be paid, as is hereafter stated, the said Ferguson has bargained and sold and will convey to the said Morris and Blessingame, as is hereinafter stated, All that lot of land situate in the City and County of Greenville, South Carolina. Beginning at the intersection of Wardlaw and Birnie Streets and runs thence along the Western side of Wardlaw Street in a southerly direction 235.2 feet, more or less; thence in a Westernly direction 360 feet more or less, to a point on Crook Street 235 feet more or less, from Birnie Street; thence in a northerly direction along Crook Street 235 feet, more or less to Birnie Street; thence in an Easternly direction along Birnie Street 358.8 feet to the beginning corner, subject, however, to a small triangular piece covered by the right-of-way of the C. & G. R.R.

The purchase price for said land Ten Thousand Dollars of which One thousand dollars is this day paid, receipt whereof is hereby acknowledged by the said Ferguson and the remainder to be paid on or before the 1st, day of December, 1920, with interest thereon from this date at the rate of Seven per cent per annum, payable annually.

Upon the said Morris and Blessingame paying the remainder of said purchase price, and at the time stated, the said Ferguson will thereupon execute and deliver to them, or their order, the foregoing described property, free from all encumbrance. That time is of the essence of this Contract.

In witness whereof, the parties hereto do in triplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of:

J.I. West,

J.C. McElroy.

Alice C. Ferguson, (Seal)

A.E. Morris, (Seal)

J.T. Blessingame, (Seal)

Personally comes before me J.I. West who on oath says he saw the within named Alice C. Ferguson A.E. Morris and J.T. Blessingame sign, seal and as their act and deed, deliver the foregoing contract, and that he with J.C. McElroy witnessed the execution thereof.

Sworn to and subscribed before me

the 14th, day of January 1920.

J.C. McElroy (Seal)

Notary Public for S.C.



J.I. West

Recorded January 20th, 1920.

The State of South Carolina,

County of Greenville.

Whereas Mrs. Jane McHugh on or about the 20, day of March 1909 died testate seized and possessed of a portion of the lands hereinafter described, and by the terms of her Will she left as her executor J.D. Armstrong, giving unto the said J.D. Armstrong power and authority to sell her Real Estate after the death of Sarah Armstrong and her husband. Said Will being on file in the office of the Probate Judge for Greenville County in Apartment 92 file 13. And on or about the - day of - Jonathan D. Armstrong departed this life testate leaving of full force and effect his last Will and Testament by the terms of which J.D. Armstrong and T.S. Armstrong were nominated and appointed executors of said Will, they being given power and authority to sell and convey the lands of the said Jonathan D. Armstrong, a portion of which lands are covered by that described hereafter. Said Will of Jonathan D. Armstrong being on file in the office of the Probate Judge for Greenville County in Apartment 149 file 29.

Now the said J.D. Armstrong as sole executor of the Estate of Mrs. Jane McHugh and as one of the executors of the estate of Jonathan D. Armstrong and T.S. Armstrong as one of the executors of the estate of Jonathan D. Armstrong do make this conveyance of the lands of the said Jane McHugh and Jonathan D. Armstrong conveying the said lands as a whole, said Jane McHugh at the time of her death being seized and possessed of a portion thereof, and the said Jonathan D. Armstrong being also seized and possessed of a portion thereof at the time of his death.

Know all men by these presents, That we, J.D. Armstrong and T.S. Armstrong as executors aforesaid in consideration of the sum of Nine Thousand, one hundred thirty-five dollars to us in hand paid at and before the sealing of these presents by J.H. Leak (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J.H. Leak.

✓ All that certain piece, parcel and tract of land lying and being situate in the County and State aforesaid, near the Town of Simpsonville and containing 130- $\frac{1}{2}$ acres, more or less, and bounded on the North by lands of Robert Bryson, on the East by lands of Dr. A. Howard and J.P. Meadors, on the South by lands of B.F. Gault on the west by lands of Mrs. League, and beginning at a spanish oak on lands of Gault's and Meadors and running thence N. 26 E. 12.45 to an iron pin on branch; thence along said branch N. 45 W. 10.00 to an iron pin near a Maple; thence N. 65- $\frac{3}{4}$ W. 6.70 to a P.O.; thence N. 20- $\frac{3}{4}$ W. 12.39 to an iron pin; thence N. 48- $\frac{1}{2}$ W. 85 links to an iron pin; thence S. 43- $\frac{1}{2}$ W. 13.10 to a stone; thence N. 87 W. 15.40 to an iron pin in edge of gully; thence N. 89 W. 21.00 to an iron pin on road near Mrs. League land; thence S. 1- $\frac{1}{2}$ W. 19.42 to a red-oak thence S. 85 E. 58.70 to the beginning corner. ✓

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 J.H. Leak, his heirs and assigns forever.

And we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J.H. Leak, his heirs and assigns, against us and our Successors and Assigns as executors aforesaid.

Witness our hands and seals this 20, day of January in the year of our Lord one thousand, nine -

(Over)