

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

This agreement entered into this January 1th, 1920 by and between S.J. Essy, hereinafter designated as party of the part and Claborn and Lettie Epps, hereinafter 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 Fifteen hundred (\$1500.00) Dollars, to be paid as hereinafter designated, a certain lot of land in the State and County aforesaid and in Ward 3, of the City of Greenville and on 1320 Gibbs and generally described as follows:

About 45 ft. on Gibbs Street running with Gibbs St. to corner of T.W. Davis on said Gibbs running with line of Davis to corner of Davis & Poague about 60 ft. more or less, with Poague line about 45 ft. more or less, thence with line of S.J. Essy to the beginning corner on Gibbs St. (the beginning and (dimensions) of said lot hereinafter given are all more (or less).

Second: The party of the first part does hereby acknowledge receipt of two hundred (\$200.00) Dollars on account of the purchase price aforesaid the balance due thereon, to-wit: Thirteen hundred (\$1300.00) Dollars is to be paid as follows: Twenty-five (\$25.00) Dollars is to be paid on the first of each and every month after date, beginning February 1, 1920, and continuing until said sum of thirteen hundred (\$1300.00) 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 party of the second part to the party of the first part, in event of failure by the party of the second part to pay same promptly, shall be retained by him as rent for the property and liquidated damages for breach of the contract and said party of the second part shall be treated as a tenant at will; and in event of any legal proceedings to enforce collection of said deferred payments, to pay an attorney's fee' fee of ten per cent. and all expenses incident thereto.

Third: The party 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 expense, in some insurance Company acceptable to the party of the first part for not less than \$400.00 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 expenses paid by them, to make unto the said party of the second part, or her 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:
T.F. Fitze,
R.Y. Hellams.

S.J. Essy, (Seal)
his
Clayton Epps, (Seal)
mark
Lettie Epps. (Seal)

State of South Carolina,
County of Greenville.
Personally appeared before me T.F. Fitze and made oath that he saw the within names S.J. Essy as landlord and party of the first part and Claborn Epps and Lettie Epps, parties of the second part sign, seal and as their act and deed deliver this agreement and that he with R.Y. Hellams witnessed the execution thereof.
Sworn to before me this day 20th, day of January 1920.
R.Y. Hellams (Seal)
Notary Public for S.C.

T.F. Fitze

Recorded Feby. 3rd, 1920.

For Instrument to this Contract, see Deed Book 61 page 61.

State of South Carolina,
County of Greenville.

Know all men by these presents, That Woman's Missionary Union of Baltimore City, Maryland, Auxiliary to the Southern Baptist Convention, a corporation chartered under the laws of the State of Maryland, and having its principal place of business at Baltimore, in the State of Maryland, for and in consideration of the sum of Thirty-two hundred (\$3200.00) Dollars, to it in hand paid by G.F. Morris, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said G.F. Morris, all that certain lot of land situate in the City of Greenville, County and State aforesaid, in ward One, on the west side of Rutherford Street, being a part of the property known as Margaret Home Place and described as lot No. 3 on plat of said lots duly recorded in R.M.C. Office on Jan. 26, 1915. Plat Book C., page 210, and having the following lines, courses and distances, as will fully appear by reference to said plat:

Beginning at an iron pipe on Rutherford Street, corner of lot No. 4; thence N. 2-23 E. with Rutherford St. 80 ft. to iron pipe, corner of lot No. 2; thence with line of lot No. 2, N. 87-37 W. 292.8 ft. to iron pipe in line of lot No. 7, now the property of G.M. Morris herein; thence with line of G.M. Morris S. 0-14 E. 80.1 ft. to iron pipe corner of lot No. 6; thence S. 87-37 E. 289.2 ft. 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 G.F. Morris, his heirs and assigns forever.

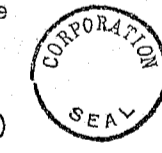
And it, the said Woman's Missionary Union of Baltimore City, Maryland Auxiliary to the Southern Baptist Convention, does hereby bind itself, and its successors and assigns to warrant and forever defend all and singular the said premises unto the said G.F. Morris, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, this the 8th, day of January, in the year of our Lord one thousand nine hundred and twenty, and in the one hundred and forty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Percy L. Elliott,
Julia W. Pollard,
As to President. (Stamps \$3.50)

Woman's Missionary Union of Baltimore
City, Maryland, Auxiliary to the
Southern Baptist Convention.
By Minnie L. James, (L.S.)
President.
And Elizabeth C. Lowndes, (L.S.)
Treasurer.

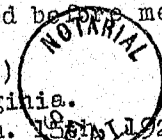


State of Virginia,
County of Richmond.

Personally appeared before me Percy L. Elliott and made oath that he saw the within named Minnie L. James, as President of the Woman's Missionary Union of Baltimore City, Maryland, Auxiliary to the Southern Baptist Convention, a corporation chartered under the laws of the State of Maryland, and having its principal place of business at Baltimore, in the State of Maryland, sign, seal and as the act and deed of said corporation, deliver the foregoing written instrument and that he with Julia W. Pollard witnessed the execution thereof.

Sworn to and subscribed before me this 10th, day of January 1920.
Richard W. Jones (L.S.)
Notary Public for Virginia.
Commission expires Jan. 11, 1923.

Percy L. Elliott



(over)