

State of South Carolina,

County of Greenville.

In consideration of the sum of Twenty five hundred (\$2500.00) Dollars this day paid to me by Luco Gunter, receipt of which is hereby acknowledged, I do hereby give an option unto the said Luco Gunter to purchase from me all that lot or parcel of land in Greenville County on University and Howe Streets, being known and designated as lots Nos. 1 and 2 on plat made by R.E. Dalton, Engr., recorded in plat book E., page 89, said lots being more specifically described in deed from G.F. Hinkle to C.S. Webb, dated April 1st, 1919, and recorded in the R.M.C. Office for Greenville County in Vol. 54, page 5, said lot of land being in the City of Greenville, in Ward Six and agree, that the consideration for the sale of said land to the said Luco Gunter shall be Thirteen Thousand (\$13,000) dollars, of which five hundred (\$500.00) dollars shall be paid to the Watkins-Workman Company as commission when said trade shall be concluded, on or before June 23, 1920, and on or before said date the said Luco Gunter shall pay to me twenty-five hundred (\$2500.00) more on the purchase price and shall execute to me his note and mortgage over said property for the sum of Eight Thousand (\$8,000.00) bearing interest at the rate of seven (7%) per cent. and payable in three equal annual installments from date of deed, with the right on the part of the said Luco Gunter to anticipate any or all of said payments by payment of cash at any time and upon compliance by him of this contract I bind myself, my heirs and assigns to execute and deliver a good fee simple warranty deed of conveyance to the said Luco Gunter and his heirs and assigns.

Witness my hand and seal this February 2nd, 1920.

Jno. M. Waddell,

W.R. Watkins.

C.S. Webb, (Seal)

Personally appeared before me W.R. Watkins, who upon oath says that he saw the within named C.S. Webb sign, seal and as his act and deed deliver the within contract, and that he with

Jno. M. Waddell witnessed the execution thereof.

Sworn to before me this 2nd,

day of February A.D. 1920.

J.J. McSwain (Seal)

Notary Public for South Carolina.

W.R. Watkins.

Recorded February 16th, 1920.

State of South Carolina,

Greenville County.

Contract of Bell Babb and James Y. Nelson.

Second story of the Babb Building on N. Main St. now occupied by the Orr Photograph Gallery.

This agreement made in duplicate this December 20th, 1919, between Mrs. Bell Babb party of the first part, and James Y. Nelson, party of the second part all the above parties of Greenville Co. & State of South Carolina, to-wit:-

That the party of the first part have hereby rented to the party of the second part the second story of the building #216-1/2 North Main St., known as the Babb Building & now occupied on first floor by the Brunswick-Balke Pool Room & second story now occupied by The Orr Photograph Gallery. The party of the first part agrees to rent and lease to the party of the second party (James Y. Nelson the tenant) the above apartment for a term of two years beginning January first 1920, and ending December the 31, 1921, at an annual rental of Seven hundred and twenty (\$720.00) payable monthly of sixty dollars (\$60.00) at the end of each month and not later than the 10th of the month and if not paid within ten days then the whole of this contract becomes due and payable and this contract becomes null and void at the option of the party of the first part (Mrs. Bell Babb the Landlord).

It is agreed by the party of the second that the party of the first part the landlord shall not be liable for any damages from leaks, bursted pipes or otherwise whatsoever, excepting natural ware and tare, during the life of this lease, the party of the second part must repair all damages inflicted by themselves or others during the life of this lease, at their own expense and not to make any alteration or changes without first consulting the party of the first part and then to have it in writing, all changes made must be done at the expense of the party of the second part.

The party hereby agrees not to rent or sublet to any disagreeable or any one who would not be approved by the party of the first part.

The parties of the second part agrees to turn over this building at the expiration of this lease in as good condition as they find it, on December 31st, 1921.

Witness our hands this - - December 1919.

Greenville County & State aforesaid.

Mrs. Bell Babb, (L.S.)

Witness:

James Y. Nelson, (L.S.)

W.O. Estes.

J.H. Orr.

State of South Carolina,
Greenville County.

Personally comes before me J.H. Orr who being sworn says that he saw the within named Mrs. Bell (Babb) or Mrs. I.C. Babb & James Y. Nelson sign, seal and as their act and deed deliver the foregoing lease and that he with W.O. Estes witnessed the execution of same.

Sworn to and subscribed before me July 28th, 1920.

R.Y. Hellams (Seal)

J.H. Orr.

Notary Public, S.C.

Recorded Feby. 18th, 1920.