

This contract and bond for Deed made and intered into on this 23rd, day of March 1920 by Mrs. P.C. Terry on the first part and A.O. Neves on the second part, doth proves the following facts.

1st. That I, Mrs. P.C. Terry has this day sold to A.O. Neves a certain tract of land located in Fairview Township, Greenville County, South Carolina and being the same land that was conveyed to me by the heirs of J.M.D. Terry in year 1918 and estimated to contain 97 acres, more or less the terms and consideration of the sale being as follows: Seven Thousand dollars to be paid to my estate or heirs or assigns after my death and the said A.O. Neves is to have possession of premises at the signing of this paper and the said A.O. Neves is to keep the plantation and the building in repair and the said A.O. Neves is to pay unto Mrs. P.C. Terry as rent or interest on the above land or the purchase price One thousand lbs. middling cotton per year delivered to Mrs. P.C. Terry on November the first of each year from date of this paper until the final delivery of the deed as noted above and this paper also proves that Mrs. P.C. Terry is to pay all taxes as assessed on this land or premises and I, Mrs. Terry do hereby bind myself and my heirs to deliver a good title to the lands herein above mentioned said title to be free of all encumbrances and I do now direct my heirs or administrators to sign and deliver a deed as mentioned provided such a deed is not found among my papers and the said O.A. Neves - then paying the original purchase price as mentioned.

This contract also proves that I, A.O. Neves do hereby agrees to the condition as herein set forth and I will allow Mrs. P.C. Terry a home in my home she furnishing her own board and she to live in my family as long as she may chose to do so.

We, Mrs. P.C. Terry and A.O. Neves do separately and jointly agree to bind each one of ourselves and our heirs and our estates in the penal sum of One hundred dollars each to be paid unto the injured party in case either one of the parties to this contract may fail to carry out the contract as herein above stated, also and additional 5/cp shall be paid to the injured party in case this contract has to be enforced through civil court.

In witness whereof we Mrs. P.C. Terry and A.O. Neves do sign this contract and bond for deed on March 23rd, 1920.

In presence of: P.C. Terry (L.S.)
J.D. McKittrick, A.O. Neves, (L.S.)
D.L.W. Thomason.

State of South Carolina,
County of Greenville.

Personally appeared before me D.L.W. Thomason and made oath that he saw the within named P.C. Terry and A.O. Neves sign, seal and as their act and deed deliver the within instrument for the uses and purposes herein stated and that he with J.D. McKittrick witnessed the due execution thereof.

Sworn to before me this 4th,
day of May A.D. 1920. D.L.W. Thomason
James R. Bates (L.S.)
Notary Public for S.C.

Recorded May 4th, 1920.

State of South Carolina,
County of Greenville.

Know all men by these presents: That I, K.S. Conrad, of the City and County of Greenville, State of South Carolina, in consideration of the sum of \$10.00 to me in hand paid at and before the sealing of these presents by the Charleston & Western Carolina Railway Company (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto Charleston & Western Carolina Railway Company, a corporation under the laws of the State of South Carolina, the right of way for railroad purposes only through my lot on the South side of Main Street in the City of Greenville, State of South Carolina, conveyed to me by W.P. Anderson January 2nd, 1920, R.M.C. Office Book 56 page 485, said right of way being of sufficient width to permit said Railway Company to construct, maintain and operate thereon two industrial spur tracks of standard gauge, together with sufficient land for whatever fills and cuts therefor said Railway Company may deem proper, said fills and cuts to be made with the usual slopes; the approximate location of said two tracks being shown in red on blue print hereto attached and made a part hereof. The exact location of said strip of land to be determined by said Railway Company at the time said tracks are constructed, provided said tracks shall not be less ~~more~~ than 120 feet ~~to~~ from Main Street, and of the ordinary clearance distance apart.

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 the said right of way with the appurtenances, unto the said Charles & Western Carolina Railway Company, its successors, heirs and assigns, so long as it or they may require the same for the construction, operation, maintenance and repair of said industrial spur track, branches, or extensions thereof.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Charleston & Western Carolina Railway Company, its successors, heirs and assigns, against me and my heirs, lawfully claiming or to claim the same or any part thereof.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Charleston & Western Carolina Railway Company, its successors, heirs and assigns, against me and my heirs, lawfully claiming or to claim the same or any part thereof.
Witness my hand and seal this 29th, day of April 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:
The word "more" changed to "less" on the 22nd line, and the words "to James" were stricken out & the words "from Main" inserted in lieu thereof on the 23rd, line of the first page hereof before this deed was executed.

Roy Robison, K.S. Conrad (Seal)
L.O. Patterson.

State of South Carolina,
County of Greenville.
Personally appeared before me Roy Robison and made oath that he saw the within named K.S. Conrad sign, seal and as his act and deed deliver the within written deed, and that he with L.O. Patterson witnessed the execution thereof.
Sworn to before me this
29th, day of April A.D. 1920. Roy Robison
L.O. Patterson (L.S.)
Notary Public for S.C.

Recorded May 5th, 1920.

For Dowry to this Instrument, see Deed Book 37 at page 187.