

seventy-seven two-thousands of an acre, more or less, and having the following lines, metes and bounds, to-wit: Beginning at a stake on Westfield Street, formerly Mrs. Connie C. Gower's corner, and running thence with her line N. 67-1/2 degrees W. 280 feet to a stake on Douthit Alley; thence with said alley N. 18-1/2 degrees W. 45 feet to a stake; thence S. 67-1/2 degrees E. 280 feet to a stake on Westfield Street, and thence S. 18-1/2 degrees W. 45 feet to the beginning, being the same lot conveyed to James R. Rutledge by A.G. Cower, deed dated October 14th, 1904, recorded in R.M.C. Office, said County Vol. NNN., page 161.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

To have and to hold all and singular the said premises hereby granted, with the appurtenances, unto the said Marie R. Rutledge, her heirs and assigns forever, according to the form, force and effect of the laws and usages of the State of South Carolina in such cases made and provided.

Witness my hand and seal this 16th, day of November in the year of our Lord one thousand nine hundred and twenty, and in the one hundred and forty-fifth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of us:

W.C. Goodwin,

S.D. Willis (L.S.)

W.C. Willis.

(Stamps \$3.00)

Sheriff Greenville Co. (Impression Seal)

State of South Carolina,

County of Greenville.

Personally appears before me W.C. Goodwin who made oath that he saw the within named S.D. Willis, as Sheriff of Greenville County, sign, seal and as his act and deed deliver the within written deed, and that he with W.C. Willis witnessed the execution thereof.

Sworn to before me this

18th, day of November 1920.

W.C. Goodwin

W.C. Willis (L.S.)

Notary Public, South Carolina.



Recorded November 26th, 1920.

State of South Carolina, )  
County of Greenville. ) Bond for Title to Real estate.

Know all men by these presents: I, Minnie Hunt have agreed to sell to Walter Thompson and Cordie McKinney Thompson a certain lot or tract of land in the County of Greenville, State of South Carolina, described as follows:

Lot No. 76: Beginning at an iron pin on the East side of Palmetto Avenue 368.6 feet from the intersection of Palmetto Avenue and Hynia Street joint corner Lots Nos. 76 and 77, and running thence with line of Lot No. 77, N. 79 E. 90 feet to an iron pin on Chapin Avenue; thence with Chapin Avenue S. 14-10 E. 50 feet to an iron pin joint corner Lots Nos. 75 and 76; thence with line of Lot No. 75, S. 79 W. 93 feet to an iron pin on Palmetto Avenue; thence with Palmetto Avenue N. 11 W. 50 feet to the point of beginning.

Lot No. 77: Beginning at an iron pin on the east side of Palmetto Avenue 318.6 feet from the intersection of Palmetto Avenue and Hynia Street joint corner Lots Nos. 77 and 78 and running thence with line of Lot No. 74, N. 79 E. 87 feet to an iron pin on Chapin Avenue; thence with Chapin Avenue S. 14-10 E. 50 feet to an iron pin joint corner of Lots Nos. 76 and 77; thence with line of Lot No. 76, S. 79 W. 90 feet to an iron pin on Palmetto Avenue; thence with Palmetto Avenue N. 11 W. 50 feet to the point of beginning.

Known as Lots Nos. 76 and 77 on plat of West End Land & Improvement Co., recorded in R.M.C. Office plat book A., page 153 and conveyed to me by deed dated February 25th, 1920 and recorded in Vol. 61, page 15., and executed and delivered a good and sufficient warranty deed therefor on condition that the Purchaser shall pay the sum of Fifteen hundred and fifty (\$1,500.00) Dollars in the following manner:

\$350.00 cash; \$500.00 on November 20th, 1921; \$300.00 on November 20th, 1922; \$300.00 on November 20th, 1923; \$350.00 on November 20th, 1924.; until the full purchase price is paid, with interest on same from date at rate of eight per cent per annum until paid, to be computed and paid annually and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of ten per cent dollars for attorney's fees, as is shown by purchaser's notes of even date herewith. The Purchaser agrees to pay all taxes and insurance premiums while this contract is in force.

It is agreed that time is of the essence of this contract and if the said payments are not made when due party of first part shall be discharged in law and equity from all liability to make said deed, and may treat said party of the second part as tenant holding over after termination or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid the sum of two hundred dollars per year for rent, or by way of liquidated damages, or may enforce payment of said notes. Four notes of even date with these presents having been given to cover the deferred payments set forth above.

Provided, however, and in a condition on which this conveyance is made that the grantees, heirs and assigns shall observe, and keep the following covenants, to-wit:

- 1- That no intoxicating liquors or ardent spirits shall be sold on the granted premises, nor shall any nuisance be allowed thereon.
- 2- That the scheme of facing lots as shown on said plat shall be adhered to, and no lot shall be faced in any other direction than that shown on said plat.

It is understood and agreed that purchaser is hereby granted the privilege of anticipating payments on or before November 20th, 1924. Possession of dwelling to be given on November 22nd, 1920.

In witnessed whereof we have hereunto set our hands and seals this 22nd, day of November 1920, A.D.

In presence of:  
R.M. DeShazo,  
Ida Thompson.

Walter Simpson,  
Cordie McKinney Thompson,  
Purchaser.

State of South Carolina,  
Greenville County.  
Personally appeared Ida Thompson who says on oath that he saw Minnie Hunt sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with R.M. DeShazo, witnessed the same.  
Sworn to before me this 22nd,  
day of November 1920 (A.D.)  
R.M. DeShazo (Seal)  
Notary Public, S.C.

Minnie Hunt,  
Seller.

Ida Thompson

State of South Carolina,  
County of Greenville.  
To whom it may concern: In consideration of Bond for Title from Walter Thompson and Cordie McKinney Thompson to Minnie Hunt, in consideration of Twelve hundred (\$1200.00) Dollars and two hundred and fifty (\$250.00) Dollars cash, we do hereby release lots Nos. 76 and 77 on the East side of Palmetto Avenue, in mortgage of Minnie Hunt to us, dated February 25th, 1920 and recorded in the R.M.C. Office for Greenville County in Vol. 88, page 127.

West End Land and Improvement Company  
By W.P. Conyers, President  
November 22nd, 1920.

The State of South Carolina,  
County of Greenville. Personally appeared before me Thos. L. Lewis and made oath that he saw the within named West End Land and Improvement Co., by W.P. Conyers, President sign, seal and deliver the within satisfaction piece and that he with R.M. DeShazo witnessed the execution thereof.  
Sworn to before me this 20th, day of November 1920.

Thos. L. Lewis  
Recorded November 22nd, 1920.