

Contract of Sale and Purchase.

State of South Carolina

County of Greenville

This Agreement entered into this 26 day of August 1921
 between J. W. Kerns, ^{hereinafter} called the seller and P. B. Hill
 hereinafter called the purchaser.

Witnesseth: That in consideration of the agreements and
 payments, hereinafter named, the Seller agrees to sell and the
 Purchaser agrees to buy, the hereinafter described lot of land at
 the price of Seven hundred and Twelve dollars and fifty cents
 \$712.50 of which \$75.00 has been paid in cash and the balance
 is payable as follows, \$637.50 to be paid upon delivery
 of warranty deed, until the purchase price is paid in full,
 with interest on the unpaid portion from date at the rate of
 per cent per annum to be computed and paid: and
 if unpaid to bear interest at the 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, the
 Purchaser agrees to pay ten per cent in addition to the amount
 as attorney's fee.

The Seller agrees that there shall be made to the Purchaser
 a good warranty deed for said property.

The property hereby agreed to be sold and bought is described
 as follows:

1 lot on Perry Road size about 75x by about 218 deep. This
 lot is bounded on the north by a lot belonging to Grady Coleman
 on the south by a lot belonging to W. P. Timmons.

Witness our hands and seals the day and year above written
 witness,

B. H. Davis
 L. A. James

J. W. Kerns
 Seller
 P. B. Hill
 Purchaser.

State of South Carolina

Greenville County.

Personally appeared before me L. A. James who being duly sworn
 says that he saw the within named J. W. Kerns and P. B. Hill,
 sign, seal and deliver the foregoing agreement and he with
 B. H. Davis witnessed the execution thereof.

Sworn to before me this 3rd day of September, 1921

Anna M. Beatty (Seal)

L. A. James

Notary Public for S. C.

Recorded Sept. 8th 1921

State of South Carolina

County of Greenville

This agreement made this 1st day of October A.D. 1921, between Julius H. Heyward
 as Executor of the one part, and Nick Brown of the other part, witnesseth:

That the said Heyward Exor lessor, has leased, and does hereby lease to the said
 Nick Brown lessee, the premises known as Number 1020, W. Washington, Street
 in the City of Greenville, County of Greenville, State aforesaid, for the term of
 three years, beginning on the 1st day of October, A.D. 1921, and ending on the
 1st day of October A.D. 1924.

And the said lessee hereby agrees for himself and heirs to pay for the use
 of said premises, for said term, the sum of twenty one hundred and sixty
 dollars as follows: \$150.00 on the 1st day of October A.D. 1921,
 and sixty & ⁰⁰/₁₀₀ dollars on the 1st day of each succeeding month thereafter,
 until the said sum of \$2160⁰⁰ dollars shall have been fully paid;
 and should any one of said monthly payments or any part thereof, be due
 and unpaid for the space of five days, then and in such case, the whole
 unpaid balance of the said \$2160⁰⁰ dollars shall forthwith become due, and
 the lessor, his heirs successors or assigns shall have the right to forth-
 with collect the same with costs and expenses, by any means provided by
 law for the collection of rents in arrear, and any personal property found
 upon said premises shall be, and is hereby made liable for said rent,
 this agreement being hereby made and constituted a lien upon such property,
 prior to all other liens except taxes or assessments for public purpose.

And the said lessee further hereby agrees to replace at his own expenses
 all glass broken on said premises, and to keep the buildings and all parts
 thereof in good repair, and should the said lessee, fail, at any time to
 make said repairs when required by the lessor his heirs, successors or assigns
 so to do, then and in such case, the said lessor his heirs successors
 or assigns shall have, and is hereby given the right to enter upon said
 premises and have said repairs made, and any expense incurred in
 so doing shall be added to the above stated rent, and shall be collectible
 as rent, as soon as so incurred.

And the said lessee further agrees hereby to make no alterations in, nor
 additions to, any of the buildings on said premises, without the previous
 written consent of the lessor, his heirs successors or assigns, not to sub-rent
 said premises, or any part thereof, without the previous written consent
 of the lessor, his heirs successors or assigns, and to deliver up possession
 of said premises at the expiration of this lease, to the lessor his heirs
 successors or assigns, in good repair and condition, and without
 delay.

And it is further hereby agreed that this lease shall not be assigned