

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: I, L. P. Simmons of the County and State of South Carolina, have agreed to sell to Ernest M. Gee a certain lot or tract of land in the County of Greenville, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina and County and City of Greenville, in the third ward of said city on Johnson Street and having the following meters and bounds according to a survey made by W. D. Hever, Engr. Nov. 15th 1919, to wit: Beginning at a stake on the north side of Johnson St. One hundred twenty six (126) feet from Westfield St. Fowler corner and running thence with Johnson St. S. 81 E. 38 ft. to a stake 3x, thence N. 10 1/2 E. 82 ft. to an iron pin 3x, thence N. 68 - 45' W. 38 ft. to a stake 3x, thence S. 9 - 30' W. 89 ft. to the beginning corner. This lot was conveyed to me by W. L. A. Gardlett by deed dated the 17th day of November 1919.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of

Twenty four hundred (\$2400.00) Dollars, in the following manner: Five hundred Dollars (\$500.00) on the 1st 1923 and to pay a premium of fifteen Dollars (\$15.00) per month until the purchase price is paid. Interest on balance from the first 1923 at 8% to be computed and paid monthly.

until the full purchase price is paid, with interest on same from date at 8% 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 of the whole debt for attorney's fees, as is shown by.

The purchaser agrees to pay all taxes while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, L. P. Simmons shall be discharged in law and equity from all liability to make said deed, and may treat said Ernest M. Gee as tenant holding over after termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of all money paid on this contract per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 20 day of January, A. D. 1923.

In the presence of: W. M. Woods, Arthur S. Agnew, L. P. Simmons, Ernest M. Gee (SEAL.)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared W. M. Woods who says on oath that he saw L. P. Simmons & Ernest M. Gee sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Arthur S. Agnew witnessed the same. Sworn to before me this 31st day of January, A. D. 1923. Arthur S. Agnew (SEAL.) Notary Public, S. C.

Recorded February 1st 1923

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: I, W. L. Downs of Washington, D. C. have agreed to sell to Ed. Byrd a certain lot or tract of land in the County of Greenville, State of South Carolina, Two miles east of the city of Greenville, S. C. near Woods Crossing on the C. & W. C. Railroad adjoining lands of Mr. Wycliff, land of C. & W. C. Railway and others, being a part of a tract of land deeded by J. W. Gray, Master, to Mary J. Bates, and by Mary J. Bates to me, by her deed of date 4th day of January, 1916, and recorded in R. M. C. office for Greenville County in Vol. 88 at page 452, said deed of J. W. Gray being recorded in B. & F. page 178, Sept. 11th, 1911.

Having the following meters and bounds: Beginning on iron pin on line formerly J. A. Adams land, then N. 47 1/4 E. 210 1/2 ft. to an iron pin, thence N. 22 W. 199 ft. to iron pin, thence S. 55 W. 307 ft. to iron pin, thence S. 24 E. 227 ft. to beginning containing one acre - more or less.

and execute and deliver a good and sufficient warranty deed therefor on condition that Ed. Byrd shall pay the sum of

One hundred and fifty Dollars, in the following manner: Twenty five Dollars May 1st, 1923. Balance One Hundred Twenty five Dollars December 30th, 1923.

until the full purchase price is paid, with interest on same from date at 8% 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 Twenty five Dollars for attorney's fees, as is shown by my note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, W. L. Downs shall be discharged in law and equity from all liability to make said deed, and may treat said Ed. Byrd as tenant holding over after termination, or contrary to the terms of said lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of Fifty Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 3rd day of February, A. D. 1923.

In the presence of: J. D. Smith, W. L. Downs, R. C. Prag (SEAL.)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared J. D. Smith who says on oath that he saw W. L. Downs sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with R. C. Prag witnessed the same. Sworn to before me this 3rd day of February, A. D. 1923. R. C. Prag (SEAL.) Notary Public, S. C.

Recorded February 6th 1923