

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, I, P. P. Sweeney

F. H. Brown have agreed to sell to F. H. Brown a certain lot or tract of land in the County of Greenville, State of South Carolina,

Lot No. 2 of the property sold by C. B. Martin and John A. Hicks out of property acquired by them from Mrs. W. M. Owen of Phoenix, Arizona, with boundaries as follows: East facing 50 feet on Mills Ave., 180 feet on Elm Street, East on W. side and 175.5 feet on boundary line of the Mrs. M. C. McMillan lot.

See contract & find in full...

and execute and deliver a good and sufficient warranty deed therefor on condition that F. H. Brown shall pay the sum of Three hundred and thirty-five (\$335.00) Dollars, in the following manner: Eight at which is hereby acknowledged, and the balance of Three hundred and fifteen Dollars to be paid in cash June 11th, 1924.

with the full purchase price in hand, with interest on same from date, at eight per cent. per annum, until paid, to be computed and paid annually, and if unpaid to bear interest until paid 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, then in addition the sum of ten per cent. of the amount due Dollars for attorney's fees, none of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, to keep the buildings on said land insured from loss or damage by fire for not less than one Dollars, less under the policy or policies of insurance to be payable to seller and purchaser as their interest may appear, and to pay all premiums for such insurance.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, P. P. Sweeney shall be discharged in law and equity from all liability to make said deed, and may treat said F. H. Brown 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 in the sum of Three hundred and thirty-five (\$335.00) Dollars, per year for rent, or by way of liquidated damages, as may be determined by court for breach of this contract.

In Witness Whereof, I have hereunto set my hand and seal, this eleventh day of February A. D. 1924.

In the presence of Jno. A. Hicks P. P. Sweeney (SEAL) C. M. Hicks (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Jno. A. Hicks who says on oath that he saw P. P. Sweeney sign, seal, and deliver the foregoing instrument for the uses and purposes therein mentioned, and that C. M. Hicks witnessed the same.

Sworn to before me, this 11th day of February A. D. 1924. James P. Bates (SEAL) Notary Public, S. C. Jno. A. Hicks

Recorded February 11th 1924.

END OF Doc.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, I, Mrs. M. C. McMillan

F. H. Brown have agreed to sell to F. H. Brown a certain lot or tract of land in the County of Greenville, State of South Carolina,

Lot No. 1 of the property sold by C. B. Martin and John A. Hicks in 1922, said property having been bought by them from Mrs. W. M. Owen of Phoenix, Arizona, with boundaries as follows: Fifty-one (51) feet on Mills Avenue, and running back on a line between this and Howard lot one hundred, seventy-six and two-tenths (176.2) feet, Forty-Five and three-tenths (45.3) feet on back line and thence to Mills Avenue one hundred, seventy-eight and two-tenths (178.2) feet, bounded by lots of W. M. Howard, Ben King and A. B. Sweeney, and on the front by Mills Avenue.

and execute and deliver a good and sufficient warranty deed therefor on condition that F. H. Brown shall pay the sum of Three thousand (\$3,000.00) Dollars, in the following manner: Three hundred (\$300.00) Dollars, receipt of which is hereby acknowledged, and the balance of Twenty-seven hundred (\$2,700.00) Dollars to be paid in cash June 11th, 1924.

with the full purchase price in hand, with interest on same from date, at eight per cent. per annum, until paid, to be computed and paid annually, and if unpaid to bear interest until paid 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, then in addition the sum of ten per cent. of the amount due Dollars for attorney's fees, none of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, to keep the buildings on said land insured from loss or damage by fire for not less than one Dollars, less under the policy or policies of insurance to be payable to seller and purchaser as their interest may appear, and to pay all premiums for such insurance.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, Mrs. M. C. McMillan shall be discharged in law and equity from all liability to make said deed, and may treat said F. H. Brown 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 in the sum of Three hundred (\$300.00) Dollars, per year for rent, or by way of liquidated damages, as may be determined by court for breach of this contract.

In Witness Whereof, I have hereunto set my hand and seal, this eleventh day of February A. D. 1924.

In the presence of Jno. A. Hicks Mrs. M. C. McMillan (SEAL) C. M. Hicks (SEAL) F. H. Brown

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Jno. A. Hicks who says on oath that he saw Mrs. M. C. McMillan sign, seal, and deliver the foregoing instrument for the uses and purposes therein mentioned, and that C. M. Hicks witnessed the same.

Sworn to before me, this 11th day of February A. D. 1924. James P. Bates (SEAL) Notary Public, S. C. Jno. A. Hicks

Recorded February 11th 1924.

END OF Doc.