

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: That the Carolina Loan and Trust Company has D. C. Baker of a certain lot or tract of land in the County of Greenville, State of South Carolina,

being Lot no. 31 of Elizabeth Wrights ad shown on a plat recorded in Plat Book F, page 298, of the M. C. office for said Greenville County, South Carolina, said lot is situated on the center of M. C. Camp Street and Herbert Street, and has a frontage of fifty feet on M. C. Street and a depth of fifty feet, and is the same lot conveyed to The Carolina Loan and Trust Company by W. D. McKinney by deed dated 12th December, 1927, recorded in Volume 136 page 2 of the M. C. office for Greenville County.

L.H.S.

Nov. 23

RECORDED TO THE COUNTY OF GREENVILLE BY THE CLERK OF THE COURT

12437

and execute and deliver a good and sufficient warranty deed thereon condition that said D. C. Baker shall pay the sum of thirty hundred fifty Dollars (\$3,500.00) Dollars,

In the following manner: Thirty (\$300.00) Dollars per month, with privilege to defer to any date, amounts to be paid as a general credit for the balance of such payments.

until the full purchase price is paid, 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 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 amount due.

The purchaser agrees to pay all taxes while this contract is of force, and pay all insurance premiums and keep said premises in repair.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, the Carolina Loan and Trust Co. shall be discharged in law and equity from all liability to make said deed, and may treat said D. C. Baker 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 Thirty (\$300.00) Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, the have hereunto set our hand and seal, this 31st day of May, A. D. 1929.

In the presence of: J. L. Gullick, D. C. Baker (wife), J. H. Henry, Carolina Loan & Trust Co. by W. D. Perry Secy.

STATE OF SOUTH CAROLINA, Greenville County, Personally appeared C. L. Gullick, who gave on oath that he saw Carolina Loan & Trust Co. by W. D. Perry Secy, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with J. H. Henry, witnessed the same.

Sworn to before me, this 31st day of May, A. D. 1929, J. H. Henry, Notary Public, S. C.

Recorded June 1st 1929 at 10:54 o'clock, A. M.

After the payment of 40 regular payments, under the agreement to be typed up to be given to the person who is to be given the property, the balance of the property shall be paid to the person who is to be given the property. Recorded June 1st 1929 at 10:16 A.M.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: J. J. Gregory, of Greenville, S. C. hereinafter designated as "Grantor," has agreed to sell to Paul Payne, of Greenville, S. C. hereinafter designated as "Grantee," a certain lot or tract of land in the County of Greenville, State of South Carolina, all that lot on the north side

of the Casby Bridge Road, at the corner of W. H. Fourness St., being a portion of the J. B. Scygga land, and having a frontage of 54.9 feet on the Casby Bridge Road and a depth of 44.2 feet and 25.2 feet respectively, with a rear depth of 22 feet, and being a part of the property conveyed to J. J. Gregory by J. B. Scygga, by deed recorded in the M. C. Office for Greenville County, S. C. Vol. 105, at page 343. The above hereby acknowledged and agreed to pay One Hundred Dollars and agreed to pay the real estate commission amounting to One Hundred Dollars.

and execute and deliver a good and sufficient warranty deed thereon condition that he shall pay the sum of Fifty (\$500.00) Dollars,

In the following manner: One Hundred Dollars of which has been paid and the balance to be paid in monthly installments of Twenty Dollars per month, commencing on the 1st day of July, 1929 and continuing monthly thereafter.

(This understood that interest payments are included in the 20.00 until the full purchase price is paid, with interest on same from date at eight per cent per annum until paid, to be computed and paid monthly, 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.

The purchaser shall pay all taxes, assessments and insurance premiums while this contract is of force, and pay all insurance premiums and keep said premises in repair.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, the Grantor shall be discharged in law and equity from all liability to make said deed, and may treat the Grantee 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 already paid Dollars,

In witness whereof, the have hereunto set our hand and seal, this 6th day of June, A. D. 1929.

In the presence of: J. M. Wells, J. J. Gregory (Grantor), Paul Payne (Grantee), J. H. Henry, J. M. Wells, Paul Payne (Purchaser).

STATE OF SOUTH CAROLINA, Greenville County, Personally appeared J. M. Wells, who gave on oath that he saw J. J. Gregory & Paul Payne, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with J. H. Henry, witnessed the same.

Sworn to before me, this 6th day of June, A. D. 1929, J. H. Henry, Notary Public, S. C.

Recorded June 6 1929 at 10:05 o'clock, A. M.

For cancellation of this contract see deed Vol. 120, page 121.

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