

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: L. B. McDaniel have agreed to sell to Fannie Cox a certain lot or tract of land in the County of Greenville, State of South Carolina,

All that certain parcel or lot of land lying and being situated in settlement subdivision near City of Greenville, in County and State aforesaid, at corner of Oak and Spruce Sts. as shown on plat book F page 11 and being described and bounded following notes and bounds, to wit: Beginning at iron pin corner Oak and Spruce Sts and running thence along Spruce St. N. 91 ft. 30 ft. to iron pin, thence 66 ft. parallel with Oak St. to Spruce St. thence 60 ft. with Oak St. to sign corner of Oak and Spruce Sts. at Iron Pin. This lot is 66 ft. broad part of property conveyed to me by J. K. Love Oct 4/33 recorded as follows, Vol 169, page 517, Book F, page 360.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of \$975.00 in the following manner: \$275.00 to be paid cash and balance of \$700.00 to be paid in 24 monthly installments of \$29.17 each commencing on the 1st day of October 1933 and continuing until paid in full.

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 \$10.00 Dollars, for attorney's fees, as is shown by note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force, and insure dwelling for \$300.00

It is agreed that time is of the essence of this contract, and if the said payments are not made when due she shall be discharged in law and equity from all liability to make said deed, and may treat said Fannie Cox as tenant holding over after termination.

or contrary to the terms of her lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of \$10.00 Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note. In witness whereof, we have hereunto set hand and seal, this 28 day of October, A. D. 1933

In the presence of: Leon LeGrand, Eugene Beacham, L. B. McDaniel, Fannie Cox

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Leon LeGrand who says on oath that he saw L. B. McDaniel sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with Eugene Beacham witnessed the same.

Sworn to before me, this 28 day of October, A. D. 1933. J. M. Taylor, Notary Public, S. C. Leon LeGrand

Recorded October 1st 1933 at 9:43 o'clock, A. M.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: That J. C. Boyce have agreed to sell to L. C. Boyce, who has purchased the same, a certain lot or tract of land in the County of Greenville, State of South Carolina, containing 6 1/2 acres, more or less,

adjoining lands now or formerly of Rosa Lee Smith, Charlie Stokes, a ten acre tract owned by J. C. Boyce and others, and being the same tract of land conveyed to Mary S. Boyce by D. P. Verne, trustee, by deed dated November 7, 1922, and recorded in P. M. Co. Office for Greenville County in Book XX, page 88, and being a portion of the same conveyed to J. C. Boyce by H. C. Bailey, Probate Judge as Special Receiver by deed dated May 9, 1934, recorded in Book 173, page 306. (It is understood that there is a mortgage for \$1200 covering the within conveyed tract of land and other lands of J. C. Boyce. J. C. Boyce agrees to assume payment of \$975 of said mortgage to the Land Bank Commission here with interest on said \$975, and J. C. Boyce is to pay \$5.35 of said \$1200 mortgage with interest on said \$5.35. This conveyance is subject to a lease of the premises to L. C. Boyce from January 1st, 1935, to December 31, 1937.)

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of \$1000.00 in the following manner: in three equal annual installments, the first installment being the 1st day of January of each year commencing January 1st, 1935.

until the full purchase price is paid, with interest on same from date at 5% 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 \$10.00 Dollars, for attorney's fees, as is shown by note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force, to keep the buildings on said land insured from loss or damage by fire not less than six hundred dollars, and under the policy to maintain a fire insurance to be payable to seller and owner. It is agreed that time is of the essence of this contract, and if the said payments are not made when due J. C. Boyce shall be discharged in law and equity from all liability to make said deed, and may treat said L. C. Boyce as tenant holding over after termination.

or contrary to the terms of her 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, the parties have hereunto set their hands and seal, this 1st day of December, A. D. 1934

In the presence of: Catharine Wilson, J. C. Boyce, Julia D. Cobble

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Catharine Wilson who says on oath that she saw J. C. Boyce and L. C. Boyce sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she, with Julia D. Cobble witnessed the same.

Sworn to before me, this 1st day of December, A. D. 1934. Julia D. Cobble, Notary Public, S. C. Catharine Wilson

Recorded Nov. 16 1935 at 1:25 o'clock, P. M.

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