

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: That J. W. G. Surrine, hereinafter designated as "Owner", has agreed to sell to James Barrett, hereinafter designated as "Purchaser", a certain lot or tract of land in the County of Greenville, State of South Carolina,

On the North side of Logan Street, in the City of Greenville, between Wardlaw and Lohok Streets, known as Lot #10 in the City Directory, and in the plat book of the City of Greenville as having a frontage of 51.8 feet, a depth of 100 feet, and a width at the rear of 52.8 feet. Bounded on the east by lot of St. Phillip's Episcopal Church, and on the West by lot now or formerly belonging to Maggie L. Williams.

Being the same conveyed to me by Susie J. Young, June 19, 1939. Deed recorded in R. M. C. Office for Greenville County in Book 210 page 399.

Cancelled Jan 25, 1944 J. W. G. Surrine James Barrett

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

One Thousand and forty and no/100 Dollars, in the following manner: in installments of Twelve (\$12.) per month beginning August 15, 1939.

until the full purchase price is paid, with interest on same from date at seven 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 five per cent Dollars,

for attorney's fees, as is shown by his note of even date herewith.

The purchaser shall pay all taxes, assessments and insurance premiums while this contract is in force. Purchaser shall pay for all lights and water used on the premises.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Owner shall be discharged in law and equity from all liability to make said deed, and may treat the Purchaser 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 One Hundred and Fifty Dollars,

per year for rent, or by way of liquidated damages, or may enforce payment of said note. The purchaser agrees to buy the land and pay for the same, subject to the above conditions, in full hereunto set out, hand and seal, this 2nd day of August A. D. 1939.

In the presence of: Yetta Ricoff (Owner) - W. G. Surrine (SEAL.) Helene L. Leabury (Purchaser) - James E. Barrett (SEAL.)

STATE OF SOUTH CAROLINA, Greenville County. (Documentary Stamps on note) \$0.44

Personally appeared Yetta Ricoff who says on oath that he saw W. G. Surrine and James Barrett sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she, with Helene L. Leabury, witnessed the same.

Sworn to before me, this 2nd day of August A. D. 1939. Helene L. Leabury (SEAL.) Notary Public, S. C. Yetta Ricoff

Recorded November 29th 1939, 10:08 o'clock, A. M.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: I, Mary E. Rector, have agreed to sell to Clinton H. Griffen and Effie Roberts Griffen a certain lot or tract of land in the County of Greenville, State of South Carolina,

in Outer Township, containing twelve and one-half acres (12 1/2) more or less, and being the same land conveyed to Mary E. Rector by deed dated November 15, 1939, from Tillie Pace M.F. Orger. The purchasers agree to carry Fire Insurance on the buildings on said land in the sum of \$500.00, and to pay the premiums on same, in addition to the purchase price hereinafter stated. The seller reserves the right to remove any and all holly on said lands.

Witness: W. D. Workman

Satisfied and Jan. 17, 1942 Mrs. Mary E. Rector Clinton H. Griffen Effie Roberts Griffen

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

Three hundred and fifty (\$350.00) and 00/100 Dollars, in the following manner: Twenty (\$20.00) on or before December 31st, 1939, and a like amount on or before the 31st of each month thereafter until the full amount is paid, with the right to anticipate when the full amount is paid at any time before maturity.

until the full purchase price is paid, with interest on same from date at seven 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 five per cent Dollars,

for attorney's fees, as is shown by purchaser's note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force, beginning January 1, 1940.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Mary E. Rector shall be discharged in law and equity from all liability to make said deed, and may treat said Clinton H. Griffen and Effie Roberts Griffen as tenant holding over after termination,

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

the sum of Three hundred and fifty (\$350.00) 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 our hand and seal, this 16th day of November A. D. 1939. Mrs. Mary E. Rector (SEAL.)

In the presence of: M. S. Ward (SEAL.) Clinton H. Griffen (SEAL.) W. D. Workman (SEAL.) Effie Roberts Griffen (SEAL.)

STATE OF SOUTH CAROLINA, Greenville County. S. C. Stamps 40+

Personally appeared M. S. Ward who says on oath that he saw Mary E. Rector, Clinton H. Griffen and Effie Roberts Griffen sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with W. D. Workman, witnessed the same.

Sworn to before me, this 16th day of November A. D. 1939. W. D. Workman (SEAL.) Notary Public, S. C. M. S. Ward

Recorded Dec 2nd 1939, at 9:11 o'clock, A. M.