

TITLE TO REAL ESTATE

State of Virginia,
City of Richmond.

Personally appeared before me R. L. Gordon, Jr. and made oath that he saw the within named A. K. Parker as Vice President and J. M. Ball, Jr., as Cashier of First & Merchants National Bank of Richmond, sign, seal with its corporate seal and as the act and deed of said corporation deliver the foregoing written instrument, and that he, with W. D. Richardson witnessed the execution thereof.

Sworn to before me this 18th day of March, A. D. 1938

J. H. Baskerville (L. S.)
Notary Public for State of Virginia
My commission expires August 5, 1938.



R. L. Gordon, Jr.

State of South Carolina,
County of Greenville

Personally appeared before me T. C. Gower and made oath that he saw the within named J. E. Sirrine, as Trustee, sign, seal and as his act and deed deliver the within written deed, and that he, with Jno. A. McPherson witnessed the execution thereof.

Sworn to before me this 7th day of March, A. D. 1938.

Patrick C. Fant (L. S.)
Notary Public for South Carolina.



T. C. Gower.

S. C. Stamps \$20.00
U. S. Stamps \$10.00

Recorded this the 24th day of March, 1938 at 9:45 A. M. #3798 BY:E.G.

STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE.

397

This Agreement made and entered into by and between J. L. Pace as Seller and Mrs. Kathryn Campbell as Buyer, WITNESSETH:

That the said J. L. Pace does hereby agree to sell, bargain and convey unto the said Kathryn Campbell that certain lot of land known and designated as Lot No. 19 of Hampton Annex, fronting fifty feet, more or less, on Darwin Avenue near the City of Greenville. And in consideration of said conveyance by J. L. Pace to the said Kathryn Campbell, the said Kathryn Campbell does hereby agree and does bind herself, her heirs, executors, administrators and assigns to pay to the said J. L. Pace the sum of Two Hundred (\$200.00) Dollars, payable twenty-five (\$25.00) dollars in cash upon the signing and delivery of this agreement, the receipt whereof is hereby acknowledged, and upon the delivery by the said J. L. Pace of a deed to said lot, to execute and deliver to the said J. L. Pace a mortgage in the sum of One Hundred Seventy-Five (\$175.00) Dollars payable ten (\$10.00) dollars per month with interest thereon at 6% payable semi-annually.

It is further understood and agreed that Mrs. Kathryn Campbell is to pay all taxes assessed against the above described lot of land, both past due and future taxes.

It is further understood and agreed that the true intent and meaning of this agreement is that at this time the said J. L. Pace does not hold the legal title to the above described lot of land and that he shall be bound to carry out the terms of this contract only in the event he becomes vested with a good fee simple title to said lot, and that the said J. L. Pace shall not be liable for failure to make said conveyance in the event he does not obtain title to said lot of land, and that the said J. L. Pace shall not be liable in any respect for any negligence or for any acts of omission or commission in failing to obtain title to said lot of land. In the event the said J. L. Pace should fail to obtain the title to said lot of land within a reasonable time and comply with the terms of this contract, this agreement is to become null and void and the said J. L. Pace agrees to return to the said Kathryn Campbell the sum of twenty-five (\$25.00) dollars paid herein.

In Witness Whereof the parties have hereunto set their hands and seals this 11th. day of November, 1936.

In the Presence of:
Townes Hodges
Jessie O. Hunt

J. L. Pace (L. S.)
Seller
Kathryne Campbell (L. S.)
Buyer

(OVER)