

## TITLE TO REAL ESTATE

STEEB PROOFING-MAILED CO-GEORGETOWN

THE STATE OF SOUTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS, THAT I, J. Monroe Steadman held and firmly bound unto Rev. J. R. Johnson, Jr., in the penal sum of Four Thousand (\$4,000.00) Dollars to be paid to the said Rev. J. R. Johnson, Jr., certain Attorneys, Executors and Administrators or Assigns: to which payment well and truly to be made and cone I bind myself and each and every of my Heirs, Executors, Administrators, jointly and severally, firmly by these presents.

Sealed with my Seal and dated at Aiken, S. C. the Eighth day of November, in the year of our Lord one thousand nine hundred and thirty-eight and in the one hundred and sixty-third year of the Sovereignty and Independence of the United States of America.

Whereas, the above bounden J. Monroe Steadman has this day agreed to sell to the said Rev. J. R. Johnson, Jr. the following described tract of land in the County of Greenville, S. C. to-wit: "All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about  $1\frac{1}{2}$  miles East of the City of Greenville, and containing 17-60/100 acre more or less, and having the following metes and bounds and courses and distances, as shown by a survey and plat thereof made by R. E. Dalton, Eng. April, 1920, to-wit: Beginning at an iron pin on the Nickletown Road, and running thence S. I. O. W. 742 feet to an iron pin; thence S. 80.0 W. 366 feet to an iron pin on Traxler Street; thence along Traxler Street S. 0.30 W. 659 feet to an iron pipe; thence N. 82.50 E. 364 feet to an iron pin; thence N. 0.55 E. 378 feet to an iron pin; thence S. 81.30 E. 838 feet to an iron pipe; thence N. 43.10 E. 297 feet to a stone and pipe; thence N. 62.10 W. 434.5 feet to an iron pipe; thence S. 53.50 W. 77 feet to an iron pipe; thence N. 35.50 W. 975.7 feet to iron pin at the beginning corner, and bounded by lands of Steel, Miller, Webster, Agnes Eubanks and others. Being the same tract of land conveyed to Alexander R. Mitchell, Jr. by J. Monroe Steadman."

on condition that the said Rev. J. R. Johnson, Jr. shall pay the sum of Two Thousand (\$2,000.00) Dollars, in manner following, that is to say One Hundred (\$100.00) dollars on the signing and sealing of these presents and one hundred twenty five (\$125.00) dollars semi-annually from date together with interest on principal sum at the rate of six (6%) per cent per annum, payable semi-annually until fully paid with the privilege of paying any part or all of the principal and interest in multiples of not less than twenty-five (\$25.00) dollars at any time.

Now The condition of this Obligation is such, that if the said Rev. J. R. Johnson, Jr. shall pay the said purchase money so as aforesaid stipulated and shall in the meantime pay all taxes on said land and the said J. Monroe Steadman shall on the completion of said payment make, execute and deliver, or cause to be made, executed and delivered a good and sufficient Deed of Conveyance in Fee Simple of the land above described to the said Rev. J. R. Johnson, Jr. then this obligation to be void and of non effect or else to remain in full force and virtue.

And it is expressly agreed, by and between the parties aforesaid that time is of the essence of this contract, and that in the event of the non-payment of said sum of money or any part thereof, promptly at the time herein limited, that then the said J. Monroe Steadman is absolutely discharged from any and all liability to make and execute such Deed, and may treat the said Rev. J. R. Johnson, Jr. as tenant holding over after the termination, or contrary to the terms of his lease; or if he prefer so to do may enforce the payment of the purchase money.

Signed, sealed and delivered  
in the presence of:

J. Monroe Steadman (L. S.)

L. E. Croft.

Gertrude Lybrand

Rev. J. R. Johnson, Jr. (L. S.)

The State of South Carolina,  
County of Aiken,

Personally appeared before me Gertrude Lybrand and made oath that she saw the within named J. Monroe Steadman sign, seal and as his act and deed, deliver the within written Deed; and that she with L. E. Croft witnessed the execution thereof.

Sworn to before me, this Eighteenth day of November, A. D. 1938

L. E. Croft.

Gertrude Lybrand.

Notary Public for S. C.  
The State of Virginia,  
City of Roanoke.

Personally appeared before me B. L. Williams and made oath that he saw the within named Rev. J. R. Johnson, Jr., sign, seal and as his act and deed, deliver the within written deed; and that he with H. W. Haynes, witnessed the execution thereof.

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

Jacob S. Reis.

Notary Public for Va. My commission expires January 9th, 1942.

S. C. Stamps \$1.60

Recorded June 12th, 1939 at 2:28 P. M. #7599 BY: E. G.