

Mrs. E.J. Whilden, et al.

Bond for Title,

To

T. Oregon Lawton, Jr.

State of South Carolina,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS: That we Mrs. E. J. Whilden, Thomas S. Mauldin, and Ella Mauldin of the county and State aforesaid, are held and firmly bound unto T. Oregon Lawton, Jr. of the county and State aforesaid in the sum of Eight Hundred (\$800.00) and No/ 100 Dollars, good and lawful money of the United States, to be paid to the said T. Oregon Lawton Jr. his Executors, Administrators and Assigns, for which payment well and truly to be made we do hereby bind ourselves, our heirs, Executors, and Administrators firmly by these presents.

Sealed with our seals and dated this twenty third day of February A.D. 1904.

WHEREAS the above bounden Mrs. E.J. Whilden, Thomas S. Mauldin and Ella Mauldin, have this day agreed to sell to the said T. Oregon Lawton Jr. the following described piece, parcel or lot of land, situate, lying and being on Pendleton street in Ward Five of the City of Greenville, in the County and State aforesaid, and having the following described measurements: Beginning on Pendleton Street at the corner of the lot this day conveyed by us to Alvin H. Dean, Two Hundred and Thirty One (231) feet from the corner of Leach and Pendleton Streets, thence with said Pendleton Street in an Easterly direction Eighty (80) feet to an iron pin on said street; thence in a Northerly direction One Hundred and Ninety One Feet (191) to an iron pin on an Alley; thence with and along said Alley a distance of Eighty (80) feet to an iron pin on the said Alley at the corner of A.H. Dean's lot; thence in a Southerly direction along the line of said A.H. Deans lot to the beginning corner, containing 15280 square feet, more or less.

On condition that the said T. Oregon Lawton Jr. shall and do truly pay the amount of Eight Hundred (\$800.00) Dollars in the manner and at the times described, that is to say: One Hundred (\$100.00) Dollars upon the delivery of this agreement, receipt whereof is hereby acknowledged, and the balance in Seven equal annual payments, as will be shown by seven promissory notes of even date herewith in the sum of One Hundred (\$100.00) Dollars each, with interest from date at the rate of seven per cent. per annum, all interest not paid when due to be computed annually and to bear interest at same rate of principal until paid in full, the said seven notes being due as follows: February 23rd, 1905; February 23rd, 1906; February 23rd, 1907; February 23rd, 1908; February 23rd, 1909. February 23rd, 1910. and February 23rd, 1911. respectively.

Provided however that the said T. Oregon Lawton, Jr. shall have the right to anticipate any or all payments, Now the condition of this obligation is such that if the said T. Oregon Lawton, Jr. shall pay said notes at the times each note shall become due, then the said Mrs. Whilden, Thomas S. Mauldin and Ella Mauldin, shall on the completion of said payments make, execute and deliver to the said T. Oregon Lawton, Jr. a good, sufficient and marketable title to the lot of land as hereinabove described, then and in that event this obligation is to be null and void, otherwise to remain in full force and effect. And it is expressly agreed by and between the said parties that time is of the essence of this contract and that in the event of non-payment of the notes or either of them, or any part thereof, promptly when due, then and in that event the said Mrs. E.J. Whilden, Thomas S. Mauldin and Ella Mauldin, are absolutely obligated both at law and in equity from now and hereinafter to pay on demand said notes, and

may treat the said T. Oregon Lawton, Jr. as a tenant holding over after the termination contrary to the time of his lease, and the said Mrs. E.J. Whilden, Thomas S. Mauldin and Ella Mauldin, are hereby authorized to collect Fifty (\$50.00) dollars from the said T. Oregon Lawton J.R. as rent for the said premises during the time occupied, or if they prefer to do so, may enforce the payment of said notes.

Witness our hands and seals the twenty third day of February A.D. 1904.

Interlineation at lines 10 and 11 in second page made before signing and sealing.

Signed sealed and delivered in the presence of; Thos. S. Mauldin, (LS).

Mrs. Thrace E. Mauldin,

Mrs. E.J. Whilden, (LS).

Oscar K. Mauldin,

Ella Mauldin, (LS).

As to Thomas S. Mauldin,

Lizzie F. Smith,

A.J. Smith.

As to Mrs. E.J. Whilden and Ella Mauldin,

State of South Carolina,

County of Greenville,

Personally appeared before me Oscar K. Mauldin, and made oath that he saw the within named Thomas S. Mauldin sign, seal and as his act and deed, deliver the within written Bond for Title, and that he with Thrace E. Mauldin, witnessed the execution thereof.

sworn to before me this the 24th. day of february A.D. 1904

L.O. Patterson, (LS)

Oscar K. Mauldin,

Notary Public for S.C.

STATE OF SOUTH CAROLINA

County of Charleston,

Personally appeared before me A.J. Smith and made oath that she saw the within named Mrs.

E.J. Whilden and Ella Mauldin, sign, seal and as their act and deed deliver the within written

Bond for Title and that she with Lizzie F. Smith, witnessed the execution thereof.

Sworn to before me this 25th. day of february AD. 1904.

W.C. Miller (SEal)

A.J. Smith,

Notary Public for S.C.

Recorded March First 1904.

A.W. Holliday,

To

Kate C. Holliday,

The State of South Carolina,

Greenville County,

KNOW ALL MEN BY THESE PRESENTS: That I A.W. Holliday, of the County of Greenville, and State aforesaid do hereby certify acknowledge and declare that the conveyance made by me to my wife Kate C. Holliday, now deceased on the 4th. day of May A.D. 1886 and recorded in the Meane Conveyance office for Greenville County aforesaid in Book R.R. no. 800 page -- of a certain tract of land situate in the said County on Saluda River. as will more fully appear by reference being had thereto was executed for no consideration whatsoever. That I received no consideration whatever therefor of any kind, and that the said conveyance was never regarded by either my said wife or myself as of any effect whatsoever or, as divesting me or vesting in her any interest or estate whatsoever, and I hereby declare and make known that no one has any right or authority to claim or set up any interest in the said land by, through under or, because of the said conveyance.

Witness my hand and seal this 2nd. day of March A.D. 1904.

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