

State of South Carolina. Bond for Title.
County of Greenville,

Know All Men By These Presents:

That W.J. McCain, of said County is held and firmly bound unto Henry Roberts, in the sum of Five Hundred and Fifty Dollars, to be paid to said Henry Roberts, his executors, administrators or assigns, for which payments well and truly to be made I do hereby bind myself my heirs, executors, administrators and assigns.

Executed this 26th. day of November, 1904. Whereas, the aforesaid W.J. McCain, has agreed to sell to the said Henry Roberts, a certain lot or tract of land in the County of Greenville, State of South Carolina, in Chick Springs township, on Rutherford Road containing Twenty Six (26) acres, more or less, on branch waters of Enoree River. Beginning on east side of Rutherford Road Hudson's corner and thence S 88° 9.90 to point in Chick Springs Road; thence with said Road about chains: thence N 24 1/2° W. to corner; thence S 54 1/2° W. 1.33 to a corner; thence N 88 1/2° W. 2.94 to Rutherford Road thence with Road to beginning, adjoining Hawkins, Anirea, Hudson and others on condition that he shall pay therefor the sum of Two Hundred and Seventy Five Dollars, in the following manner: Twenty Five Dollars Cash, and Fifty Dollars, annually for One Two Three Four and Five Years, until the full purchase price is paid, with interest on same from date at eight per cent per annum until paid, to be computed and paid annually, and if not paid to bear interest until paid at same rate as principal, and in case said sum be collected by attorney or through legal proceedings of any kind he agrees to pay the sum of Ten Dollars for attorney's fee on each note and Henry Roberts, having given his notes for the amount due as aforesaid. Now the condition of this obligation is such that if the said payments be made promptly as agreed, and all taxes and charges on said land be paid when due by the said Henry Roberts and W.J. McCain, shall on completion of payments cause to be executed and delivered a good deed to the said Henry Roberts, for said lot, then this obligation to be void, otherwise to remain in full force.

It is agreed that time is of the essence of this contract and if said payments be not made when due W.J. McCain, shall be discharged in law and equity from all liability to make said deed, and may treat said Henry Roberts, as tenant holding over after the termination, contrary to or the terms of his lease and shall be entitled to claim and recover, or retain if already paid, the sum of Forty Dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In Witness Whereof, the said W.J. McCain, has hereunto set his hand and seal this 26th. day of November A.D. 1904.

In presence of: W.J. McCain, (Seal)

Elizabeth Waddell.

Liela Roberts.

State of South Carolina,
County of Greenville.

Personally appeared Elizabeth Waddell, who says on oath that she saw W.J. McCain, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Liela Roberts, Witnessed the same.

sworn to before me this 26th day
of November A.D. 1904.

Elizabeth Waddell.

W. C. Simpson, (Seal)

Recorded Nov. 21st. 1905.

STATE OF SOUTH CAROLINA, (TITLE)
GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That we, Joseph C. Cox, of the State of Tennessee, Franklin Cox, of the State of New-Jersey, and Eleanor C. Gibson, of the City of Paris, Republic of France, in consideration of the sum of Thirty-Five hundred (\$3500.00) Dollars to us in hand paid at and before the sealing of these presents by Jane Henry Sirrine of the City and County of Greenville, State of South Carolina, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Jane Henry Sirrine, all that certain piece, parcel and lot of land situate, lying and being in the City and County of Greenville, and State of South Carolina on the East side of Main street and having the following lines, metes and bounds: Beginning at an iron pin on the East side of Main Street, one hundred and sixty-seven feet from the South-east corner of Main and Elford streets, and running; thence S. 67 1/2 E. three hundred and nine feet with the line of lot No. 4 to an iron pin on Brown Street; thence with Brown street S. 31 W. eighty-nine and one half feet to an iron pin at corner of lot No. 2; thence with line of lot No. 2, N. 67 1/2 W. two hundred and ninety-two feet to an iron pin on Main Street thence with main street N. 19 1/2 E. Ninety feet to the beginning corner, known as lot No. 3 as will appear by plat of the Trench Cox home-stead place drawn on this deed.

TOGETHER with all and singular, the Rights, Members, hereditaments and appurtenances to the said premises, belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Jane Henry Sirrine, her heirs and assigns forever.

And we do hereby bind ourselves, our Heirs Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Jane Henry Sirrine, her heirs and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands and seal this 30th. day of September in the year of our Lord One thousand nine hundred and five, and in the thirtieth year of the Sovereignty and Independence of the United-States of America.

Joseph C. Cox, (Seal).

Signed, sealed and delivered in the presence of.

Franklin Cox, Jr. (Seal).

J.T. Turner.

T.Q. Donaldson.

as to Perry Beattie, attorney

Eleanor C. Gibson, (Seal).

in fact for Eleanor C. Gibson.

by Perry Beattie Atty. in fact.

E.S. Webb.

Lillian Daily.

as to Jos. C. Cox.

Mary F. Hendrickson.

Joseph McDermott.

Edward C. Cashion,

as to Franklin Cox.

(See next page for remainder of this deed.)

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