

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

KNOW ALL MEN BY THESE PRESENTS That We, George M. Pritchard and D.B. Traxler of Greenville County, held and formerly bound unto T.F. Hunt, as Trustee for Jos. A. McCullough, William-Goldsmith Jr., D.W. Ebaugh and others in the sum of Twenty-one hundred dollars to be paid to the said T. F. Hunt, as Trustee his successors, executors, administrators or assigns for which payment well and truly to be made we, do hereby bind ourselves and heirs, executors, administrators and assigns. Executed this 25<sup>th</sup> day of Mar. A.D. 1910. Whereas, the aforesaid T. F. Hunt as Trustee has agreed to sell to the said George M. Pritchard and D.B. Traxler a certain lot or tract of land in the County of Greenville, State of South Carolina Known as Boyce Lawn, Addition to Greenville, S.C. Block No. 13, Lot No. 3, 4, & 5, survey of J.T. Lawrence, revised January 22, 1908, recorded in R.M.C. office plat book <sup>H</sup>page 179 to wit:

Commencing at iron pin S.W. cor. of Whitsett & Petigrue Streets; thence in a Southwesterly direction along Petigrue Street one hundred and ninety one feet to an iron pin on corner of lots No. 4 & 5; thence to iron pin on a 10 foot alley; thence S. 76° 45' W. along said alley one hundred thirty one feet four inches to iron pin joint corner of Lots No. 2 & 3; thence N. 15° 0' W. along lines of said lots one hundred twenty-six feet one inch to iron pin on Whitsett Street; thence N. 76° 45' E. two hundred seventy-seven feet four inches to iron pin the beginning.

On condition that we shall pay therefor the sum of Twenty-one hundred dollars in the following manner: \$500.00 cash, note for Fifteen hundred dollars payable in twelve months- March 20, 1911. until the purchase price is paid with interest on same from date at the rate of eight per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at the same rate as principal and in case said sum be collected by attorney or through legal proceedings of any kind, George M. Pritchard and D.B. Traxler agree to pay the sum of one hundred dollars for attorneys fee, and said George M. Pritchard and D.B. Traxler having given their note for the amount as aforesaid,

Now, the condition of the obligation is such that if the said payment be made promptly as agreed, and all taxes from this date, and charges on said land be paid when due by the said George M. Pritchard and D.B. Traxler and T.F. Hunt, as Trustee shall on completion of said payments cause to be executed and delivered a good deed to the said George M. Pritchard and D.B. Traxler, for said lot, then this obligation to be void otherwise to remain in full force. Upon condition however which is a part of the consideration of this deed that the purchaser nor his grantee or grantees shall not erect a building costing less \$1500 complete, nor within fifteen feet from line of side walk abutting said property, which condition is hereby declared to be a condition subsequent. It is agreed that time is of the essence of this contract, and if said payments be not made when due, T.F. Hunt, as Trustee shall be discharged in law and equity from all liability to make said deed and may treat said George M. Pritchard and D.B. Traxler as tenant holding over after the termination or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid the sum of One hundred dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof the said T.F. Hunt, As Trustee has hereunto set his hand and seal this 25<sup>th</sup> day of March A.D. 1910.

in presence of:  
Harriett E. Stewart,  
J.E. Sanders,

T.F. Hunt, Trustee (Seal)

State of South Carolina., County of Greenville, Personally appeared J.E. Sanders who upon oath says that he saw T.F. Hunt, Trustee sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that he with Harriett E. Stewart witnessed the same.

Sworn to before me this 25th, day of March 1910 (A.D.)

J.E. Sanders

R.F. Watson, (Seal)  
Notary Public S.C.

Recorded April 21st, 1910.