

(Contract for Title)

State of South Carolina,

County of Greenville.

This Agreement made and entered into this 28th, day of December 1917 by and between J.J. Ashmore of the one part, and B.S. Cox of the other part,

W-I-T-N-E-S-S-E-T-H

That for and in consideration of the monies paid and to be paid, as hereinafter stated, the said Ashmore has bargained and sold and will convey as is hereinafter stated, to the said Cox, All that tract of land situate in Gantt Township, in the County and State aforesaid, containing fifteen and one-tenth (15-1/10) acres, more or less, adjoining lands of Conestee Manufacturing Company, Peter-Shockley and Dr. E.B. Hendricks. The purchase price of said land is Eighteen Hundred Dollars, (\$1800.00), five hundred dollars (\$500.00) of which is to be paid at the sealing and delivery of these presents, leaving remaining due Thirteen Hundred Dollars (\$1300.00), which the said Cox will pay to the said Ashmore twelve months from the date hereof, with interest from this date until paid at the rate of six per cent per annum, payable annually and if not so paid, to draw interest at the same rate as the principal.

It is further agreed by and between the parties hereto that if the said Cox pays to the said Ashmore at the times hereinabove stated the remaining \$1300.00 and interest, the said Ashmore will execute and deliver to him a good and sufficient deed, conveying to him said land in fee simple, with warranty, and free from all encumbrances, including renunciation of Dower.

It is further understood and agreed that the said Cox is to have possession of said land on the first day of January, 1918, and of the house on said premises as soon as the present occupant, to-wit: Felix Forrester, removes therefrom.

It is further agreed that time is the essence of this contract, and is dependent upon the titles to said property being good; otherwise this contract shall be null and void; also, agreed that in case the said Cox, his heirs and assigns, shall not fully perform the terms and conditions herein, and pay the remaining portion of said purchase price, as stated, thenceforth this contract shall be null and void. To all of the foregoing terms, conditions and obligations the parties hereto do hereunto in duplicate set their hands and seals, binding themselves, their heirs and assigns, firmly by these presents the day and year first above written.

Signed, sealed and delivered

in presence of:

Virginia Talley,
B.A. Morgan.

J.J. Ashmore, (SEal)

B.S. Cox, (SEal)

South Carolina,
Greenville County.

Personally comes before me Virginia Talley, who on oath says that she saw the within named J.J. Ashmore and B.S. Cox sign, seal and as their act and deed, deliver the foregoing Agreement, and that she with B.A. Morgan witnessed the execution thereof.

Sworn to and subscribed before me this
28th, day of December 1917.

B.A. Morgan (Seal)

Notary Public, South Carolina.

Virginia Talley

I hereby acknowledge receipt of the sum of Five hundred Dollars (\$500.00) paid to me by B.S. Cox on the purchase price of the land hereinbefore described, this 28th, day of December, 1917.
J.J. Ashmore.

Recorded December 28th, 1917.

(Lease)

State of South Carolina,

County of Greenville.

This indenture made and entered into this 23rd, day of October 1917, by and between Louise McGee-Williams hereinafter termed the lessor, and Sam Lee, hereinafter termed the lessee,

W-I-T-N-E-S-S-E-T-H:

The lessor does hereby lease and demise unto the lessee all that certain lot of land situate in the City of Greenville, in the County and State aforesaid, on the North side of East Coffee Street, in the block between Main and Brown Streets, having a frontage on Coffee Street of approximately seventeen and twenty-five one hundredths feet (17.25) and a depth of One hundred feet (100), bounded on the east by property now or formerly of W.N. Watson; on the North by property now or formerly of W.C. Gibson; on the West by property now or formerly of Sarah W. Bates, on which lot there is situate a two story brick building.

To have and to hold unto the lessee for and during the full term of three (3) years, beginning 1st, January 1918, and ending December 31st, 1920; reserving and paying unto the lessor for and during said term a rental of Sixty-five dollars (\$65.00) per month, payable monthly on the last day of each month.

And the lessee does hereby agree to rent said premises for said term and does covenant and agree to pay therefor to the lessor a rental of sixty-five dollars (\$65.00) per month, payable monthly on the last day of each month, and if any installment of said rent shall be in arrears for more than thirty days, then and in such event the lessor may at her option declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of possession of the premises.

And the lessee does hereby covenant that he will not carry on nor permit upon said premises anything which may render an increased or extra premium payable for insurance on said building against fire, or which may make void or voidable any policy for such insurance; that he will not conduct nor permit upon said premises any unlawful business nor anything which may become a nuisance, and that he will not sublet the premises nor any part thereof nor assign this lease without the written consent of the lessor, and that upon the termination of this lease he will deliver up said premises in as good condition as they now are, reasonable wear and tear along excepted.

In the event of the breach by the lessee of any of the covenants hereinabove set forth, the lessor shall have the right to declare this lease terminated and take immediate possession of said premises. In witness whereof the said parties have hereunto set their hands and seals, this the day and year first above written.

In the presence of:

W.O. Ballentine,
Geo. H. Carter.

Louise McGee Williams, (L.S.)

Lessor.

Sam Lee, (L.S.)

Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me Geo. H. Carter who being duly sworn says that he saw Louise McGee-Williams, as Lessor, and Sam Lee, as Lessee, sign, seal and as their act and deed deliver the foregoing lease and that he with W.O. Ballentine witnessed the execution thereof.

Sworn to and subscribed before me
this the 27, day of December A.D. 1917.W.O. Ballentine (L.S.)
Notary Public for S.C.

Geo. H. Carter

Recorded December 28th, 1917.