

State of South Carolina,  
County of Greenville.

This Agreement, entered into this 9, day of April 1918 between W.A. Spillers landlord and W.V. Vinson tenant, Witnesseth:

1.- That the said W.A. Spillers landlord, has this day leased to the said W.V. Vinson, tenant, for agricultural purposes for a period of One year, beginning on the 1, day of Jan. 1918 and ending the 31, day of Dec. 1918, all the land in cultivation on that certain farm situate in Oaklawn Township, Greenville County, S.C. containing in all about twenty-five acres, more or less, adjoining lands of W.T. Woodson, and W.V. Vinson and known as the Mrs. C.E. Ware place, together with the tenant house on said premises and the privilege of cutting necessary firewood from the dead timber upon the said premises during the continuation of this lease.

2.- The said W.V. Vinson, tenant agrees to cultivate a One-horse crop upon said premises, in a farm like manner, to keep up the terraces, ditches and fences thereon, and make all necessary repairs to the buildings, when the materials therefor are furnished by said landlord; to plant and cultivate said crops at the proper time; to take good care of the said premises, and to cut no green timber thereon without the written consent of the landlord; to refrain from ploughing any of the land when same is too wet; to keep the plantation roads in good repair, and to prevent any waste or trespass thereon. The landlord is to pay his part of Fertilizer used according to rents received that is where he receives  $\frac{1}{4}$  of crops he pay for  $\frac{1}{4}$  of Fertilizer and  $\frac{1}{3}$  of Fertilizer where he receives  $\frac{1}{3}$  of crops.

In case of the violation of any of the above provisions of this contract by said tenant, or in case of his failure to pay the rent promptly when due; or of - - disposal of any of the crops grown upon said premises without paying the said rent or applying the proceeds of such sale as provided by law, the landlord shall have the right to declare this lease terminated upon his giving said tenant ten days notice thereof in writing. If said tenant should fail to work the crops at the proper time or should abandon the premises, the landlord shall have the right at once to enter upon said premises and take possession thereof and cultivate, gather and market the said crops, and after payment of the expenses of such cultivation and gathering, marketing, shall apply the remaining proceeds first to the amount due said landlord for rent, and any surplus to any other liens against crop in the order of their priority, and pay the balance, if any, to the said tenant. The said tenant agree to pay as rent for the said premises, one-fourth of cotton and one-third of corn and  $\frac{1}{3}$  of any crops raised during this year, which shall become due and payable as gathered and sold, and to secure same the landlord shall have a first lien upon all crops of whatever kind grown upon said premises as provided by law. In case said rent is not paid when due, said landlord shall have the right to seize the crops grown upon said premises wherever found and market the same without advertisement, in the usual course of marketing, for cash, and to dispose of the proceeds as above provided for.

Witness our hands and seals.

In the presence of:

W.E. Thompson, (Rev. Stamp cancelled 2 cts.)

W.K. Hudgens.

State of South Carolina,

County of Anderson.

Personally appeared before me W.E. Thompson who being duly sworn, says that he saw the within named parties sign, seal and as their act and deed deliver the within Lease and that he with W.K. Hudgens witnessed the execution thereof.

Sworn to before me this 19th,

day of April A.D. 1918.

R.W. Colyer (L.S.)

Notary Public, S.C.

W.A. Spillers (Seal)

W.V. Vinson, (Seal)

W.E. Thompson.

Recorded April 23rd, 1918.

(Contract for Title)

State of South Carolina,  
County of Greenville.

Article of Agreement made and entered into this the - - day of March A.D. 1918, by and between James E. Payne, party of the first part, and Charles E. Spencer, party of the second part.

Witnesseth: That the party of the first part does hereby agree to sell and convey by a good fee simple general warranty deed unto the party of the second part, his heirs and assigns All that certain lot of land containing thereon a two story dwelling house in the County and State aforesaid and in the City of Greenville, on Anderson Street and Jenkins Street, more particularly described as

follows: Beginning at a pin at the intersection of Anderson & Jenkins St., and running thence with Jenkins Street South 70 ft. to a pin at an alley; thence N. 66 E. 197 ft. to Anderson St.; thence N. 26 W. 220 ft. to the beginning corner. Said lot contains thereon a six room dwelling house, and is the same land conveyed to J.E. Payne by H.D. Payne, deed dated May 17, 1883, recorded in R.M.C. Office for said Greenville County, in Volume 00, page 330. This lot has been recently surveyed and the description above is in accordance with the recent survey. Upon the following terms and conditions: The purchase price thereof is fixed at two thousand dollars, and the party of the first part acknowledges receipt on the purchase price of Three hundred dollars paid by the party of the second part. That the party of the second part is to pay interest on the remainder of the purchase price, seventeen hundred dollars from the date of this contract at the rate of eight per cent. per annum until paid in full, payable annually, and the further sum of three hundred dollars on the principal on or by March - 1918, or one year from date of Contract. Upon receipt of the said sum of three hundred dollars and interest the party of the first part provided said sum is paid within one year from the date of this contract and interest, will convey unto the party of the second part said land and premises, and the party of the second part will thereupon at the same time execute unto the party of the first part his note for Fourteen Hundred dollars, one-eighth per cent interest at eight per cent from date of note per annum, payable annually until paid in full, providing for usual attorneys fees in case of collection by suit or by an attorney, said note to be secured by mortgage on the premises conveyed. Said note is to provide that the party of the second part shall pay not less than Two Hundred and fifty dollars each year until said note is paid in full and the interest annually, with privilege to the party of the second part to pay the whole amount on March - - - of any year along said note shall run. In addition to the foregoing agreements, the party of the second part is to pay the taxes and insurance, the taxes to be computed on the basis of the returns or assessments made by the County of Greenville, and such insurance premiums as the party of the first part shall pay for the protection of the dwelling house against fire.

Witness our hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

J.F. Wise,

J.W. Perry,

As to James E. Payne.

Jas. E. Payne, (Seal)

H.K. Townes,

R.Y. Hellams.

As to Charles E. Spencer.

Charles E. Spencer, (Seal)

State of Georgia,  
County of Richland.

Personally appeared before me J.W. Perry who upon oath says that he saw James E. Payne sign, seal and execute the foregoing instrument and that he with J.F. Wise witnessed the execution thereof. Sworn to and subscribed to before me this 29th, day of March 1918.

J.W. Perry.

Recorded April 23rd, 1918.