

(Contract to convey land)

State of South Carolina,

County of Greenville

Agreement in duplicate between H.P. Burbage and W.S. Finch, witnesseth:

1. That said H.P. Burbage binds himself to convey to said W.S. Finch, by good fee simple deed, that lot of land situate in said County and State, in the Town of West Greenville, fronting on Burdett Street, described as follows, upon compliance with the terms and conditions of this contract:

"All that certain piece, parcel or lot of land situate, lying and being in Greenville County, and State of South Carolina, near Brandon Mills, on Burdett Street and designated as lot No.5 on plat of the Melville Land Company, in Block "A", plat being recorded in R.M.C. Office for Greenville County in Plat Book "A", pages 97 and 59, and being the same lot of land conveyed to Oscar Hodges by J.W.Gray, Master for Greenville County, by deed bearing date the 29th, day of July 1913.

II. Said W.S. Finch agrees to pay to said H.P. Burbage the sum of Fifteen Hundred (\$1500.00) dollars for the purchase price of said land, to be paid as follows: One hundred and fifty (\$150.00) cash, the receipt of which is hereby acknowledged, and the further sum of One hundred (\$100.00) dollars annually on the principal and interest thereon at the rate of 8% per annum, said payments to be made monthly; that is to say for the first year One hundred (\$100.00) dollars on the principal- Thirteen hundred and fifty (\$1350.00) dollars and interest thereon at the rate of 8% per annum which latter with payment of the principal would amount to Two hundred and eight (\$208.00) dollars for the first year, and which when paid in monthly installment- payments, beginning May 15th, 1918, would be Seventeen and thirty four (\$17.34) dollars per month, and in the same manner as above from year to year and from month to month as above set forth and illustrated, until the full amount is paid, with 10% additional Attorney's fees in the event of any litigation or intervention on any Attorney in order to collect the amount due or to enforce said contract. And said W.S. Finch agrees to faithfully make the payments aforesaid at the proper time (time being of the essence of this contract) and to keep all taxes on said property paid, and to pay all premiums of fire insurance policies, to keep the place in reasonably good repair, such repairs to be made at his own expense and risk and in case said W.S. Finch fails to make said payments for any two successive months or becomes in arrears for any two months then his rights under this contract shall cease and determine, and all payments made by said W.S. Finch to said H.P. Burbage shall be deemed and considered as rental for said premises, and as liquidated damages, and upon thirty days notice, either verbal or written, said Finch shall vacate and turn over to said Burbage said premises.

Upon payment of said sum of Thirteen Hundred and fifty (\$1350.00) dollars, with interest thereon at 8% per annum and in the manner aforesaid, said H.P. Burbage agrees to convey, by good fee simple deed, said premises to the said W.S. Finch, free of all incumbrances. This contract is binding upon both parties herein, their heirs and assigns, and upon the performance of the conditions shall remain in full force and effect; otherwise to be null and void and subject to the provisions above set forth. Witness our hands and seals this 27th, day of April 1918.

P.S. Butler,
H.C. McKnight.

H.P. Burbage,
W.S. Finch.

State of South Carolina,
County of Greenville.

Personally appeared before me P.S. Butler, who being duly sworn, says: That he saw the within named H.P. Burbage and W.S. Finch sign, seal and execute the within written instrument and that he with H.C. McKnight witnessed the execution thereof.

Sworn to and subscribed before me this 27th, day of April 1918.

H.C. McKnight (L.S.)
Notary Public, for S.C.

P.S. Butler

Recorded May 3rd, 1918.

STATE OF South Carolina
COUNTY OF Greenville

In consideration of the sum of Five Dollars (\$5.00) H. C. Finch, do hereby sell, assign and convey unto W. S. Finch all my right, title and interest in and under a certain bond for title, executed by J. M. Fortner, as Executor, on the 23rd of April 1918, and recorded in Book 33, page 445, R. M. C. Office for Greenville County.

Witness:

C. J. Smith W. S. Finch (SEAL)
H. C. McKnight

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me C. J. Smith and made oath that he saw the within named H. C. Finch sign, seal and as his act and deed deliver the within written deed and that he with H. C. McKnight witnessed the execution thereof.

SWORN TO before me this 26th day of May, 1919.

H. C. McKnight
Notary Public for South Carolina

C. J. Smith

STATE OF South Carolina
COUNTY OF Greenville

In consideration of the sum of Five Dollars (\$5.00) I, P. V. Finch do hereby sell, assign and convey unto W. S. Finch all my right, title and interest in and under a certain bond for title, executed by J. M. Fortner, as Executor, on the 23rd of April, 1918, and recorded in Book 33, page 445, R. M. C. Office for Greenville County.

Witness:

W. H. Poole P. V. Finch (SEAL)
A. L. Lerow

STATE OF South Carolina
COUNTY OF Spartanburg

Personally appeared before me W. H. Poole and made oath that he saw the within named P. V. Finch sign, seal and as his act and deed deliver the within written deed and that he with W. H. Poole witnessed the execution thereof.

SWORN TO before me this 4th day of May, 1919.

W. H. Poole
Notary Public for South Carolina.

A. L. Lerow

W.H. Poole.

Magistrate.

Recorded May 4th, 1918.

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