

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: H. J. Martin have agreed to sell to W. G. Gaiuse a certain lot or tract of land in the County of Greenville, State of South Carolina, known and designated as lot

No. 112 shown on plat of Mountain View Land Company which plat is recorded in the office of the R. M. C. for Greenville County in Plat Book U. at pages 396 and 397, said lot being at corner of Chandler street and Green street, measuring on Chandler street 109 feet and on Green street 132 feet. The distance on the back from street to street being 99 feet, also part lot No. 111 beginning 7 feet from corner lots No. 111 and 112 Chandler street, running in line parallel to line of lot No. 112, 51 feet; thence 84 feet to Green street, which point is 186 feet from corner lot No. 112 at Green and Chandler streets. The line measuring 51 feet runs perpendicular to Chandler street.

and execute and deliver a good and sufficient warranty deed therefor on condition that W. G. Gaiuse shall pay the sum of Three Thousand (\$3000.00) Dollars,

in the following manner: \$100.00 cash, \$50.00 Sept. 4th like amount for seven months, then deed to be given and second mortgage taken for balance of purchase price difference paid and first mortgage, when deed is given balance to be paid \$35.00 a month until paid in full.

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 unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of One hundred (\$100.00) Dollars,

for attorney's fees, as is shown by his note of even date herewith. The purchaser agrees to pay all taxes while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due H. J. Martin shall be discharged in law and equity from all liability to make said deed, and may treat said W. G. Gaiuse as tenant holding over after termination,

or contrary to the terms of month to month lease, and shall be entitled to claim and recover, or retain if already paid.

the sum of Thirty (\$30.00) Dollars, per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 6th day of August A. D. 1925

In the presence of: Wyatt Aiken, J. F. Richardson Jr., H. J. Martin (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared Wyatt Aiken who says on oath that he saw H. J. Martin sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with J. F. Richardson Jr. witnessed the same. Sworn to before me this 6th day of August A. D. 1925. Thos. J. Goldenwith (SEAL) Notary Public, S. C.

Recorded Aug 13th at 11:00 AM 1925

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: Lattie C. Fincher have agreed to sell to J. H. Martin a certain lot or tract of land in the County of Greenville, State of South Carolina, known and designated as lot

No. 7 on plat of San Louis Ulla, said plat recorded in office of Register of Messrs Conveyances for Greenville Co. S.C. in Plat Book B. at page 225, which lot having a frontage of 78 feet on Young street and a depth of 200 ft on one side and 217 ft on other, and being the same lot conveyed to me by W. R. Wagon et al. Feby, 1923, said deed being recorded in said Register's office, Vol. 78 at page 502, reference to which is craved for further description.

and execute and deliver a good and sufficient warranty deed therefor on condition that J. H. Martin shall pay the sum of Eighty-eight hundred (\$8800.00) Dollars,

in the following manner: \$250.00 cash, receipt of which is hereby acknowledged, & balance in installments of monthly the said monthly installments to be payable to J. H. for each and every Thursday in the month & to be payable on 1st day of each & every month commencing with May 1st 1925 & continuing until full with interest, 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 unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of Ten per cent amount due Dollars,

for attorney's fees, as is shown by his note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force. & carry not less than \$300.00 fire insurance on same after expiration of policy on house as of April 2, 1925.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller shall be discharged in law and equity from all liability to make said deed, and may treat said J. H. Martin as tenant holding over after termination,

or contrary to 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, we have hereunto set our hand and seal this 25th day of August A. D. 1925

In the presence of: R. N. Ward, James R. Bates, Lattie C. Fincher, J. H. Martin (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared R. N. Ward who says on oath that he saw Lattie C. Fincher and J. H. Martin sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with James R. Bates witnessed the same. Sworn to before me this 25th day of August A. D. 1925. James R. Bates (SEAL) Notary Public, S. C.

Recorded August 26th at 8:00 AM 1925

Handwritten notes and signatures: 'W. G. Gaiuse', 'Lattie C. Fincher', 'J. H. Martin', 'R. N. Ward', 'James R. Bates'. Includes a note: 'payments to be made monthly'.