

of premises, collecting the rent up to the time or redelivery of possession of said premises. The Lessor further agrees at the expiration of the three years to allow the Lessee the option to renew this lease for a period of three (3) years longer from said expiration of lease at a price to be named by Lessor.

And the said parties do hereby consent and agree to all in singular the foregoing terms and conditions and do bind themselves to abide thereby.

In witness whereof, the said parties have duly executed this instrument the year and day first above written.

In presence of:

L.B. Houston,  
Jno. T. Turner.  
As to Lessee.

Terrell Covington (L.S.)  
Lessee

L.B. Houston,  
Jno. T. Turner.  
As to Lessor.

N.C. Poe,  
Lessor

Personally comes L.B. Houston and made oath that he saw the within named Terrell Covington and N.C. Poe sign, and seal the within written instrument, and that he with Jno. T. Turner witnessed the execution thereof.

Sworn to before me this 22,

day of May 1919.

L.B. Houston

Jno. T. Turner (L.S.)  
Notary Public, S.



Recorded May 23rd, 1919.

State of South Carolina  
County of Greenville.

This agreement entered into this 14, day of May 1919, between J.S. Cooper, hereinafter called the seller and Robert Sullivan hereinafter called the purchaser: Witnesseth:-

That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell, and the Purchaser agrees to buy the hereinafter described lot of land at the price of Eleven Thousand five hundred Dollars (\$11,500.00) of which \$1500.00 has been paid in cash and the balance is payable as follows: Balance due and payable Jan. 1st, 1920, with privilege of paying off sooner., until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of - per cent. per annum, to be computed and paid - , and if unpaid to bear interest at the 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, the Purchaser agrees to pay ten per cent in addition to the amount due as attorney's fee and the Purchaser has given his note of even date for the purchase price as aforesaid. On payment of the full purchase price and interest the Seller agrees that there shall be made to the Purchaser a good warranty deed for said property. It is further agreed that the Purchaser shall pay all taxes on said property.

The property hereby agreed to be sold and bought is described as follows: All that certain piece, parcel or tract of land situated and being in Greenville County, Gantt Township, known as part of the Jones place and having the following metes and bounds, to-wit: Beginning at a stake on the bank of Reedy River; thence S. 63-10 W. 3708 feet to a stake in center of Augusta Road (stone on bank) thence from said stake with the meanders of said road S. 52-25 E. 212 ft. to a bend in the road; thence S. 81-03 E. 253-6 ft. to a bend; thence S. 35-11 E. 449-0 ft. to a bend thence S. 10-04 E. 433-0 ft. to an iron pin in center of Augusta Road, and at the intersection of a field road with said road; thence with said field road as follows: N. 68-13 E. 324.5 ft. to a bend in road, N. 66-48 E. 515.5 ft. to a bend in road, N. 67-48 E. 466.5 ft. to an iron pin on edge of said road; thence by a new line N. 6-45 W. 542.2 ft. to an iron pin; thence N. 73-10 E. 717.5 ft. to an iron pin on an old Dam; thence S. 83-15 E. 537.5 ft. crossing the meanders of a branch to an iron pin; thence N. 62-15 E. 569.5 ft. to a cross on a large rock on bank of Reedy River; thence with the meanders of said river to the point of beginning, same containing One hundred acres, more or less, surveyed by R.E. Dalton, November 1910, being a part of the same tract conveyed to Mabel McB. Charles by W.T. Henderson Sept. 13, 1909, recorded Vol. 5, page 354, R.M.C.

It is agreed that J.S. Cooper is to receive all rents for the year 1919, and that he will pay all taxes for year of 1919.

It is agreed that time is the essence of this Contract and if said payments be not made when due, the Seller shall be discharged in law and equity from making said deed, and may treat said Purchaser as tenant holding over after termination of his lease and shall be entitled to claim and recover, or retain if already paid the sum of \$ - per year for rent, or by way of liquidated damages, or may enforce payment of said note.

Done in duplicate at Greenville, South Carolina, the day and year above written.

Witness:  
W.M. James,  
J.H. James,

J.S. Cooper (L.S.)

State of South Carolina,  
County of Greenville.

Personally appeared before me W.M. James, who being duly sworn says that he saw the within named J.S. Cooper, sign, seal and as his act and deed, deliver the within written instrument and that he with J.H. James witnessed the execution thereof.

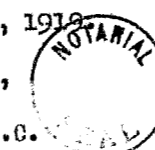
Sworn to before me this 23,

W.M. James.

day of May, 1919.

W.D. Metts,

N.P. for S.C.



Recorded May 23rd, 1919.