

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: E. G. Simpson, of Greenville, State of South Carolina, have agreed to sell to Mrs. G. H. Cleveland a certain lot or tract of land in the County of Greenville, State of South Carolina.

Located on the East side of West Prentiss Ave. near city limits of Greenville, 309, known as W. C. Simpson place, lot being 65 x 120 ft.

Witness as to E. G. Simpson James R. Bates

and execute and deliver a good and sufficient warranty deed therefor on condition that said Mrs. Cleveland shall pay to

Sixty-seven hundred fifty (\$67,500.00) in the following manner: \$12,500.00 at time of signing this contract upon two notes amounting made by purchaser and endorsed by P. C. Cleveland, payable to seller (Simpson) to pay off \$3,500.00 mortgage now on said property and the remaining \$9,000.00 to be represented by warranty to Mrs. Cleveland to E. North of lot as provided in separate deed acceptable title be delivered in four months, said \$2,000.00 to eight per cent interest from date this contract, and if not so delivered 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 to bear interest until paid at same rate as principal, and in case said sum of any part thereof be collected by an attorney, or through legal proceedings of any then in addition the sum of ten per cent of amount due for attorney's fees, as is shown by said notes

The purchaser agrees to pay all taxes carry \$5000.00 fire insurance 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 said E. G. Simpson shall be discharged in law and equity from all liability to make said deed, and may treat said Mrs. G. H. Cleveland 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 Fifty 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 15 day of Aug. A. D. 1922

In the presence of: J. M. Whitnair (SEAL.) G. E. Hodgens (SEAL.) W. E. Bates (SEAL.) Mrs. G. H. Cleveland (SEAL.)

Sworn to before me this 21 day of March A. D. 1922 J. W. Rogers Notary Public, S. C.

Recorded March 21st, 1922

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS: J. G. E. Hodgens has agreed to sell to Francis R. Bay a certain lot or tract of land in the County of Greenville, State of South Carolina, in the City of Greenville and more particularly described as follows: being lot no. 2 of a subdivision of S. O. Skelton, Swiss Avenue, City of Greenville as shown on a plat made by R. E. Dalton, C. E. Dec. 1921. Said lot has a front of 152.5 feet, on Swiss Avenue and a side alley, the said lot is situated on Swiss Ave. conveyed to J. G. E. Hodgens, April 14, 1922.

Francis R. Bay shall pay the sum of and 00/100 Dollars, in cash: two hundred Dollars, each and every three months, principal and interest at eight per cent, reduced to two per cent per annum until paid, to be computed and paid annually, and if unpaid to be collected by an attorney, or through legal proceedings of any kind.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due J. G. E. Hodgens shall be discharged in law and equity from all liability to make said deed, and may treat said Francis R. Bay 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.

In witness whereof, we have hereunto set our hand and seal this 15 day of Aug. A. D. 1922

In the presence of: J. M. Whitnair (SEAL.) G. E. Hodgens (SEAL.) Francis R. Bay (SEAL.)

Sworn to before me this 17th day of August A. D. 1922 J. W. Rogers Notary Public, S. C.

Recorded August 17th, 1922

Hand to make addl. at note for \$30000, to G. Cleveland in lieu of said deed.

SEE SATISFACTORY HERE TO ATTACHED