

State of South Carolina, } Contract.  
County of Greenville. }

Whereas, S. M. Brown, is the owner of a lot of land on Mordecai Street, in the City of Greenville, County and State aforesaid, known as No. on said street, upon which is now situate a six room, one-story dwelling house, and, whereas, B. B. Martin has agreed to convert said dwelling into a two-story, twelve-room apartment house, remodeling the present structure, etc. Now,

This contract made and entered into this 22nd day of January, A. D. 1925, by and between B. B. Martin, of the one part, and S. M. Brown, of the other part, Witnesseth:

That the said B. B. Martin agrees and contracts to build and construct for the said S. M. Brown a twelve-room apartment on the premises above mentioned, using the present dwelling for the downstairs and building an upstairs thereto consisting of six rooms, according to the terms, conditions and specifications hereinafter expressed:

That the said Martin agrees to complete a turnkey job, with the exception of grading and sidewalks, according to the following specifications:

It is understood that the said Martin shall furnish all necessary building materials, tools, scaffolding, transportation and utensils of every kind necessary for the full performance of the work herein specified or shown on plans and details heretofore sketched and agreed upon by the parties hereto. That the said Martin shall be responsible for all bills incurred incident to the work to be done by him and will look to said Brown for no advances except for the weekly labor payroll, as hereinafter mentioned.

That the rooms comprising the lower floor of said building are to be remodeled, one room thereof in the rear to be torn away and replaced with new material; and all of said rooms are to be put in first class condition, wall repairs made and walls and woodwork calcimined and painted. That the upper floor to be erected by said Martin shall contain six rooms, said rooms to be ceiled and to be painted with a good grade of paint upon completion. That each of said upstairs rooms are to have built therein a mantle with grate fireplace in each room. That in the front of the upper floor the said Martin shall construct a front porch over the lower front porch. That a closet shall be built into each room on the upper floor.

That a sink shall be placed in each kitchen of each apartment and necessary piping and water lines laid for all plumbing. All toilets necessary as heretofore agreed upon to be placed in good condition and all plumbing fixtures required, to be of good grade.

That the said apartment house is to be covered with tin roofing of good grade.

(Over)