

State of South Carolina,  
Greenville County.

Article of Agreement, Made this 2, day of Jan. in the year of our Lord nineteen hundred and fourteen between M.D. Sullivan, Agent party of the first part, and W.H. McKee, party of the second part:

Witnesseth, That if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first -- part hereby covenants and agrees to convey and assure to the said party of the second part in fee simple, clear of all encumbrances whatever, by a good and sufficient Deed, the lot, piece or parcel of ground situate in the County of Greenville, State of South Carolina, known and described as follows: to-wit, Lot number 2 of Garrison Estate, consisting of five (5) acres, as surveyed by Wm. F. Lee on Jan. 2, 1913.

And the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of One thousand (\$1000.00) Dollars in the manner following: One hundred (\$100.00) Dollars cash and ten dollars (\$10.00) monthly, with interest at the rate of 8 per cent per annum, payable monthly on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon the land subsequent to the year 1913, and in case of failure of the said party of the second part to make either of the payments, or any part thereof, or to perform any of the covenants on his part hereby made and entered into, this contract shall at the option of the party of the first part, be forfeited and terminated, and the party of the second part shall forfeit all payments made by him on this contract; and such payments shall be retained by the said party of the first part in full satisfaction and in liquidation of all damages by him sustained, and the said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

It is mutually agreed by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In witness whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of  
S.E. Beeks, Jr. M.D. Sullivan, Agent. (L.S.)  
R.N. Cobb, W.H. McKee, (L.S.)

State of South Carolina,  
County of Anderson.

Personally appeared before me S.E. Beeks, Jr. and made oath that he saw the within named M.D. Sullivan & W.H. McKee sign, seal and as their act and deed, deliver the within written deed, and that he with R.N. Cobb witnessed the execution thereof.

Sworn to before me this 9, day of March 1915.  
W. E. Thompson, (Seal)  
Notary Public

S.E. Beeks, Jr.