

State of South Carolina,
County of Greenville.

Articles of agreement, made this 11th day of Oct. in the year of our Lord Nineteen Hundred and Nineteen, Between A. H. Sullivan in his own right and as agent for Elizabeth N. Sullivan (in and by a duly recorded power of attorney), parties of the first part, and Mollie B. Johnson and S. L. Prudmore, parties 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 their part to be made and performed, the said parties of the first part hereby covenants and agrees to convey and assure to the said parties 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: 1st a lot containing 3 1/2 acres more or less fronting Pelzer road, bounded by lot sold W. J. Meares, lands of W. J. Meares, ~~lands of W. J. Meares~~, L. E. Burns & H. D. Stansell and a lot of the party of the second part. 2nd, a lot containing 7 1/2 acres more or less bounded by lands of Pelzer Mfg. Co. H. D. Stansell, Mollie B. Johnson, lot sold W. H. M^r. Kee, Mollie B. Johnson again both lots being lands of the estate of D. V. Harrison deceased, conveyed by J. W. Gray master to the parties of the first part. 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 one hundred (1,100.⁰⁰) Dollars in the manner following: \$200.⁰⁰ (Two Hundred) Dollars cash and One hundred dollars (\$100.⁰⁰) per annum payable on or by Nov. 15th in each year interest payable at the same time with interest at the rate of 7 percent ^{per} annum, payable annually 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 1919. And in case of failure of the said parties of the second part to make either

of the payments, or any part thereof, or to perform any of the covenants on their 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 parties of the second part shall forfeit all payments made by them 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 them sustained, and the said parties 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.

No part of the crop grown upon said land shall vest in the party of the second part until all payments due shall have been paid in full.

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 A. H. Sullivan
Mrs Viola Ross.
W. A. Johnson.

(S. S.)
Mollie B. Johnson (R. S.)
S. L. Prudmore (R. S.)

State of South Carolina.
County of Anderson.

personally appeared before me W. A. Johnson, and made oath that he saw the within named parties.

Sign, seal and as their act and deed, deliver the within written deed, and that he with Viola Ross, ^{witnessed} the execution thereof.

Sworn to before me this 11th day of October 1919.

W. E. Thompson

W. A. Johnson

Recorded Oct. 30th, 1919.