

The State of Texas }
 County of Collins }
 Collins County, Texas, on this day personally appeared J. B. Johnson,
 known to me to be the person whose name is subscribed to the foregoing
 instrument, and acknowledged to me that he had executed the same for the
 purposes and consideration therein expressed.
 I have signed my hand and seal of Office, this 20th day of March
 A.D. 1901.

H. E. Stecher, Notary Public
 Collins County, Texas }
 The State of Texas }
 County of Collins }
 Collins County, Texas, on this day personally appeared Emily J. Johnson,
 wife of J. B. Johnson known to me to be the person whose name
 is subscribed to the foregoing instrument, and having been examined
 by me privately and apart from her husband, and having she freely
 and fully explained to me the contents of the said instrument, and having she
 acknowledged to be her act and deed, and declare that she had executed
 signed the same for the purpose and consideration therein expressed, and
 that she did not wish to retract it.
 I have signed my hand and seal of Office, this 20th day of March, A.D. 1901.
 J. B. Laine, }
 W. C. Stecher, }
 Notary Public,
 Collins County, Tex. of

Recorded May 1st 1901.

State of South Carolina }
 County of Greenville. }
 Whereas D. J. Anderson of the County and State
 aforesaid did on the 16 day of July 1900 purchase from the Mountain
 City Land and Improvement Company of said County and State
 the hereinafter described lot of land; and whereas I have by certain
 arrangements with said Company erected on said lot a dwelling house
 and whereas the said Company at the time of said purchase and
 sale executed and delivered to me their Bond for title conditioned
 for the execution and delivery to me of a good and sufficient deed
 conveying to me the said premises in fee simple upon my
 complying with certain conditions in said Bond and contract
 for purchase; and whereas I have with the consent of and by the
 direction of said Company taken possession of said premises,
 erected said dwelling house and am now residing therein but have
 not complied with all the conditions and stipulations and agreements
 contained in said Bond for title and contract for purchase and
 am indebted to Morgan & Austin of said County and State for
 materials which were actually used in the erection and construction

of said dwelling house; and whereas the aforesaid Company does
 not object to my selling, assigning and conveying to said
 Morgan & Austin all of my right, title, interest and estate
 of, in or to said premises of whatever character and extent
 and consent to look to the said Morgan & Austin for the
 further fulfillment and performance of all the conditions and
 stipulations contained in said Bond and agreement for
 purchase not yet performed and executed and will execute
 to them a good and sufficient deed for the title in fee upon
 their compliance with all of said conditions:

Now, therefore, know all men by these presents: That I D. J. Anderson
 of the County and State aforesaid in consideration of the foregoing
 premises and the sum of \$510.24 Dollars in hand paid at and
 before the sealing of these presents, by J. B. Morgan and W. B.
 Austin, Jr., partners under the firm name of Morgan & Austin,
 the receipt whereof is hereby acknowledged, have assigned, sold,
 transferred and conveyed and do hereby grant, assign, sell and
 convey unto the said Morgan & Austin, their heirs and assigns,
 all of my right, title, interest and estate, of whatever kind,
 character and extent, of, in or to, embracing all that I now
 have or may hereafter have, all that certain lot or parcel of
 lands and buildings thereon, situated, lying and being in the
 City and County of Greenville, in the State aforesaid, and being on
 the East side of River Street, fronting on said Street about sixty
 & 7/10 feet and running back about 152 7/10 - 165 feet and being lot No. 4
 four of the Mountain City Land and Improvement Company according
 to its plat, bounded on the North by J. D. West, on the South by lands
 of said Company.

Together with all and singular the Rights, Members, Hereditaments
 and Appurtenances to the said Premises belonging, or in any
 wise incident or appertaining.

To have and to hold all and singular the said premises
 before mentioned unto the said Morgan & Austin and their
 heirs and assigns forever.

And I do hereby bind myself, my heirs, Executors, and Administrators
 to warrant and forever defend all and singular the said premises
 unto the said Morgan & Austin, their heirs and assigns, against
 myself and my heirs lawfully claiming or to claim the same
 or any part thereof.

Witness my hand and seal this 20th day of April A.D. 1901, in the year of our Lord
 one thousand nine hundred and one and in the one hundred and twenty
 fifth year of the sovereignty and independence of the United States of America.

D. J. Anderson (seal)
 W. J. Hale