

as agreed and all taxes and charges on said land be paid when due by the said James Pickett and C. Ida Charles shall on completion of said payments cause to be executed and delivered a good deed to the said James Pickett for said lot, then this obligation to be void, otherwise to remain in full force.

It is agreed that time is of the essence

of this contract, and if said payments be not made when due C. Ida Charles shall be discharged in law and equity from all liability to make said deed, and may treat said James Pickett as tenant holding over after the 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 sixty dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof the said C. Ida Charles has hereunto set her hand and seal

this 3rd. day of January A. D. 1905.

In presence of

C. Ida Charles. (Seal)

Fannie S. Charles.

Elizabeth Waddell.

State of South Carolina.

County of Greenville.

Personally appeared Elizabeth Waddell whosays on oath

that he saw C. Ida Charles sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Fannie S. Charles witnessed the same.

Sworn to before me this 5th. day of January, A. D. 1905.

E. M. Blythe (Seal).

Elizabeth Waddell.

Not. Pub. S. C.

Recorded for January, 5th, 1905.

John H. Maxwell

To

Home Mission Board of the Southern Baptist Convention and Foreign Mission Board of

the Southern Baptist Convention.

The State of South Carolina.

Know All Men By These Presents,

That I, John H. Maxwell of the County of Greenville, State aforesaid, in consideration of the sum of Ten Thousand Dollars to me in hand paid at and before the sealing of these presents by the Home Mission Board of the Southern Baptist Convention, a corporation created by and under the laws of the State of Georgia and the Foreign Mission Board of the Southern Baptist Convention, a corporation chartered under and by virtue of the laws of the State of Virginia, (the receipt whereof is hereby acknowledged) have sold, granted, bargained, and released; and by these presents do sell, grant, bargain, and release unto the said Home Mission Board of the Southern Baptist Convention and the said Foreign Mission Board of the Southern Baptist Convention a certain lot of land situate in the County and City of Greenville, State aforesaid, in Ward 1. at the north west corner of Rutherford and James Streets, containing more or less, having the following lines, to-wit: Beginning at an iron pin on north west corner of the intersection of Rutherford and James Streets and running thence with Rutherford Street N. 88 1/2 E. 175 feet to an iron pin on James Street; thence with James Street N. 88 1/2 E. 368 feet 4 inches to the beginning corner, being a part of lot of land formerly constituting the home stead of Ellison A. Bmyth known as Dunesak which was conveyed to me by Mary T. Lewis by deed dated May, 26, 1900, recorded in the office of Register of Meane Conveyance for said County in Book G. G. G. page 213.

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Together with all and singular the said 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 Home Mission Board of the Southern Baptist Convention and the said Foreign Mission Board of the Southern Baptist Convention, their successors and assigns forever.

In Trust, nevertheless, to hold said premises to the following charitable uses and trusts to wit:

In Trust, For the Woman's Missionary Union one of the unincorporated auxiliary bodies of the Southern Baptist Convention, for the establishment of a home or asylum for the children of Baptist Missionaries who are or have been in the employment of either of said Boards said home or asylum, to be supported by and to be under the charge, management and control of the said Wpman's Missionary Union.

And in Trust Further to convey the said property with all appurtenances and improvements to the said Woman's Missionary Union its trustees or governing body in the event that said Woman's Missionary Union shall hereafter be duly and legally erected into a corporation and shall thereafter so request to be held in such case by the said Woman's Missionary Union or its trustees or governing body, subject to the same uses and trusts and the same powers as are herein expressed.

And in Trust Further upon the request of the said Woman's Missionary Union (whether incorporated or unincorporated) to sell and convey the said premises or any part thereof for the purpose of reinvesting in other property to be held upon the same trusts and subject to the same powers as hereinafter expressed, or for the purpose of equipping or improving the residue of said premises or the general conduct of the said home for children of missionaries, or for any purpose not inconsistent with the terms of the trust, Provided, however, that the purchaser of the whole or any part of said premises shall be under no obligation to see to the application of the purchase money.

And in Trust Further that for any cause it shall happen hereafter that said charitable object is abandoned and the said premises should cease permanently to be used as a home or asylum for the children of missionaries as aforesaid, then the said property and its proceeds are to be used and disposed of as may be ordered and directed by the Southern Baptist Convention, or in case said convention should cease to exist of any body of Baptists exercising the same or similar duties in the territory where the said home or asylum is situated, or that if any of the said Boards shall be abolished, consolidated or altered in any respect then in such event the Board or other agency succeeding it thereafter, chartered with the same or similar duties shall be vested with such title, powers and duties as are herein stated in the Board as abolished, merged, consolidated or altered.

And I do hereby bind myself, my heirs, executors, and administrators to warrant and defend the title to all and singular the said premises unto the said Home Mission Board of the Southern Baptist Convention and the said Foreign Mission Board of the Southern Baptist Convention.