

State of South Carolina,

Greenville County.

This agreement made and entered into by and between Pates & Allen Company, hereinafter designated as party of the first part, and John W. Abercrombie, hereinafter designated as party of the second part: Witnesseth:

That the said party of the first part for the consideration hereinafter mentioned, covenants and agrees to convey unto the said party of the second part, his heirs and assigns: All that certain piece, parcel or tract of land, situate in Austin Township, County and State aforesaid, and containing eleven (11) acres, more or less, adjoining lands of John W. Abercrombie, E.P. Taylor, I.F. Forrester and Eugene Ford, and being the same tract of land conveyed to the party of the first part by Judge John T. Bramlett, by deed dated December 11th, 1914; that the said party of the second part, in consideration thereof, covenants and agrees to pay or cause to be paid to the party of the first part for the same, the sum of Twelve hundred and thirty-two (\$1232.00) Dollars, on or before December 11th, 1917, as evidenced by the note of the party of the second part to the party of the first part, dated December 11th, 1914, reference to which is hereby craved; that the said party of the first part, on receiving said sum of Twelve Hundred and thirty-two (\$1232.00) Dollars, with interest thereon, according to the terms of said note, shall and will execute unto the said party of the second part a good and sufficient deed, conveying unto the said party of the second part, all and singular the above described premises; that the said party of the second part shall pay all taxes or other assessments becoming chargeable to or upon said premises.

It is further understood and agreed that time is of the essence of this contract, and that if any default be made in fulfillin this agreement or any part thereof by the said party of the second part, at the time herein limited, or in case the party of the second part shall fail to pay the interest on said note according to its terms, promptly, when due, then in such or in either event, this agreement shall, at the option of the said party of the first part, be forfeited and determined, and the said party of the first part shall be absolutely discharged both at law and in equity from any and all liability to make and execute such deed, and may treat the said party of the second part as a tenant, holding over after the termination or contrary to the terms of this his lease. It is further agreed between the parties hereto, that in case of failure on the part of the party of the second part to fully comply with the terms of this agreement or of said note, that then, and in such event, the party of the second part is to pay as rent to the party of the first part One bales of good middling cotton weighing 500 lbs. for each and every year he mat remain on the land or have it cultivated. That all covenants and agreements herein contained shall extend to and bind the respective heirs, executors, administrators and assigns of said parties.

In witness whereof the parties hereto have set their hands and seals in duplicate, this 17th day of December 1914.

In the presence of:-

W. R. Milford,
J. S. Thompson.

State of South Carolina.
Greenville County.

Pates & Allen Co. (L. S.)
Party of the 1st. part.

By

By C. O. Allen, Treas.
John W. Abercrombie (L. S.)
Party of the 2nd. Part.

Personally appeared before me W. R. Milford who on oath says that he saw the within named Pates & Allen Company and John W. Abercrombie sign, seal and deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with J. S. Thompson witnessed the due execution thereof.

Sworn to and subscribed before me this
17th, day of December A. D. 1914.

W. K. Thackston (L. S.)
Notary Public for S. C.

W. R. Milford