

Signed, sealed and delivered

in the presence of:

J.B. Stone, J.W. Kelly, As to John Batson,	his John X Batson, mark (Seal)
J.P. Ballenger, J.E. Dill, As to David Batson.	David Batson, (Seal)
O.E. Brown, J.Alonzo Brown, As to Emma Allsep.	Mrs. S.J. Gerald, (Seal) Emma Allsep, (Seal)
C.Eugene Tubble, W.P. Nicholson, As to Mrs. S.J. Gerald.	Jane McCauley, (Seal) Lula James. (Seal)

Walter M. Scott,  
Fannie C. Scott,  
As to Jane McCauley & Lula James. (Stamps 50 cts.)

State of South Carolina,  
Anderson County.

Personally appeared before me J.B. Stone and made oath that he saw the within named John Batson sign, seal and as his act and deed, deliver the within written deed, and that he with J.W. Kelly witnessed the execution thereof.

Sworn to before me this 17,  
day of May A.D. 1919, J.B. Stone.  
J.W. Kelly (Seal)  
Notary Public for S.C.

State of South Carolina,  
Anderson County.

Personally appeared before me C. Eugene Tubble and made oath that he saw the within named Mrs. S.J. Gerald sign, seal and as her act and deed, deliver the within written deed, and that he with W.P. Nicholson witnessed the execution thereof.

Sworn to before me this 12th,  
day of May A.D. 1919, C.Eugene Tubble  
W.P. Nicholson (Seal)  
Notary Public for S.C.

Recorded June 3rd. 1919.

State of South Carolina, )  
Greenville County. ) - - Contract to convey land - -

Article of Agreement, made this 8th, day of March in the year of our Lord nineteen hundred and nineteen, between J.C. Milford of Greenville County, State of South Carolina party of the first part and W.C. Sturges of Greenville County, State of South Carolina, 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 incumbrances 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: All that certain lot of land situate on the West side of Trotter Street in the City of Greenville, State of S.C. having a frontage on said St. fifty-five feet with a depth of One hundred feet & known as the Millie Sloan lot & deeded by H.C. Alexander to me on July 18th, 1918 & recorded in R.M.C. Office Vol. 34, page 413.

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 Twelve hundred dollars in the manner following: One hundred dollars cash and Fifteen Dollars on the first day of each calendar month, commencing on April 1st, 1919 and monthly thereafter until the purchase price is paid in full, with interest at the rate of eight per cent 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 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 payments 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:  
Sarah J. Moss, J.C. Milford, (Seal)  
James R. Bates, W.C. Sturges, (Seal)

State of South Carolina,  
Greenville County.  
Personally appeared before me James R. Bates and made oath that he saw the within named J.C. Milford & W.C. Sturges sign, seal and as their act and deed, deliver the within written deed, and that he with Sarah J. Moss witnessed the execution thereof.  
Sworn to before me this 16th,  
day of June 1919, James R. Bates  
H.M. Hester (L.S.)  
Notary Public for S.C.

Recorded June 16th, 1919.