

STATE OF SOUTH CAROLINA.,  
GREENVILLE COUNTY.,

KNOW ALL MEN BY THESE PRESENTS: That Women's Missionary Union of Baltimore City Auxiliary to the Southern Baptist Convention, has agreed to sell to Bruner Industrial Home, a charitable corporation of South Carolina, the frame dwelling house known as the "Margaret Home" and sometimes as the Smyth house", now standing upon a lot of land situate on the northwest corner of James and Rutherford Streets in the City of Greenville, South Carolina, and the small frame cottage in the rear of said larger house, and also a certain lot of land in the said City of Greenville, South Carolina, on the west side of Rutherford Street and lying to the north of the two frame dwellings above referred to, said lot being known as Lot No. 1 of a subdivision of Margaret Home property made by R.E. Dalton and recorded in the office of Register of Mesne Conveyance in Plat Book "C" at page 210 and described as follows:

Beginning at an iron pin on Rutherford Street 404 feet north from the north side of James Street, and running thence with Rutherford Street N. 2-23 E. 100 feet to a iron pin at the corner of lot of J. Burty; thence with his line N. 85-02 W. 435.2 feet to an iron pin corner of lot No. 8; thence with line of lot No. 8 S. 0-12 W. 119.7 feet to an iron pin; thence S. 87-37 E. 429.2 feet to the beginning corner.

And execute and deliver a good and sufficient warranty deed therefor on condition that Bruner Industrial Home shall in a proper and workmanlike manner and as early as practicable remove the two frame dwellings from the lot upon which they now stand to the lot above described by metes and bounds, and insure and keep insured the said dwellings against fire, both while under ordinary conditions and while being removed, in the sum of not less than FOUR THOUSAND DOLLARS, and pay the sum of SIX THOUSAND DOLLARS in the following manner:

FIVE HUNDRED DOLLARS on the first days of April in the years 1916 to 1924, inclusive, and FIFTEEN HUNDRED DOLLARS, on the first day of April 1925, with interest on same from date at six per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of five per cent for attorney's fees as is shown by ten notes of even date herewith, the purchaser agrees to pay all taxes, insurance and assessments while this contract is of force.

It is agreed that time is of the essence of this contract, and if any of the said payment or interest thereon, or premiums of insurance, taxes or assessments, are not made when due, Woman's Missionary Union Auxiliary shall be discharged in law and equity from all liability to make said deed and may treat said Bruner Industrial Home as tenant holding over after the termination, or contrary to the terms of its lease, and shall be entitled to claim and recover, or retain if already paid the sum of SEVEN HUNDRED DOLLARS per year for rent, or by way of liquidated damages, or may enforce payment of said note,

When thirty-five hundred dollars have been paid on account of the purchase price, the seller agrees to make a deed at the request of the purchaser, and thereupon the remaining installments shall be secured by a first mortgage of the premises.

And Bruner Industrial Home has agreed to purchase said lot and buildings at the price and on the terms herein set forth, and said Bruner Industrial Home does further agree to all the terms and conditions herein set forth.

IN WITNESS WHEREOF WOMAN'S MISSIONARY UNION OF BALTIMORE CITY AUXILIARY AND BRUNER INDUSTRIAL HOME have caused this agreement to be signed by the proper officers, this the 27th day of March, A.D. 1915.,

IN PRESENCE OF:  
Eliza Brower Mimms.,  
Henrietta D. Stonestreet.,  
as to Womans Missionary Union Auxiliary.,

WOMAN'S MISSIONARY UNION AUXILIARY.,  
By Helen W. Mathews, Vice President, W.M.U.  
Kathleen Mallory, Cor-Sec, W.M.U.  
BRUNER INDUSTRIAL HOME.,  
By Jos A. McCullough., Pres,

H.C. Williams.,  
Anna M. Beaty.,  
as to Bruner Home.,

STATE OF MARYLAND.,  
City of Baltimore.,

PERSONALLY appeared Eliza Brower Mimms., who being duly sworn says that she saw the WOMAN'S MISSIONARY UNION OF BALTIMORE CITY AUXILIARY TO THE SOUTHERN BAPTIST CONVENTION, By Helen Mathews, Vice President, and Kathleen Mallory, Cor Secretary, execute and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Henrietta D. Stonestreet., witnessed the same.,

SWORN TO BEFORE ME THIS  
27th DAY OF MARCH, 1915.,  
H.D. Stonestreet., (Seal)  
Notary Public for Maryland.



Eliza Brower Mimms.,

STATE OF SOUTH CAROLINA.,  
GREENVILLE COUNTY.,

PERSONALLY appeared H.C. Williams who being duly sworn says that she saw THE BRUNER INDUSTRIAL HOME by Jos A. McCullough., President, execute and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with Anna M. Beaty, witnessed the same.

Sworn to before me this  
3rd day of April, 1915.,  
Wm. G. Sirrine., (Seal)  
Notary Public for S.C.

H.C. Williams.,

Recorded for April 5th, 1915.,

*For value received the Secretary of the Southern Baptist Convention of Baltimore City has assigned to the Bruner Industrial Home the sum of \$7,000.00 in full for the purchase of the premises above described. This assignment is made in full satisfaction of the debt of \$7,000.00 due to the Convention by the Bruner Industrial Home. Witness my hand and seal this 10th day of April 1917.*