

State of South Carolina, )  
Greenville County. ) Contract.

Memorandum of agreement entered into this 29th, day of July, A.D. 1919 by and between S.B. Huff party of the first part and J.D. Clark, party of the second part. Witness:-

That the said party of the first part does hereby agree and contract to sell and convey unto the party of the second part, or his order, by good fee simple warranty deed, free of all encumbrances and with dower renounced, a certain tract of land in the County and State aforesaid, containing 38.23 acres, more or less, according to survey of W.J. Riddle on the 24th, day of July 1919, and having the following metes and bounds:-

Beginning at an iron pin in old Georgia Road at cross roads and running thence with Georgia Road N. 89-10 E. 10 to bend in road; thence S. 88-45 E. 2.00 to iron pin 3Xm; thence N. 12-15 E. 25.49 to stone 3xnm; thence S. 82-50 W. 20.77 to iron pin in new cut road; thence with said road S. 9-55 E. 12.56 to bend; thence S. 4-40 E. 6.14 to bend; thence S. 9-45 E. 3.98 to the beginning corner, and being the Home place of what is known as the J.L. Rhodes tract, and being part of the tract of land contracted for by the said Huff from J.H. Charles. And as consideration for said conveyance the party of the second part does hereby agree and contract to pay to the said party of the first part for the said tract of land the sum of \$5161.05, or the amount of \$135 per acre, of which sum there is to be paid upon the signing of this contract the sum of \$516.10 and the balance of the purchase price amounting to \$4644.95 is to be paid on or by the first day of Jan. 1920 at which time deed to the property is to be delivered and possession given.

That the said party of the second part does hereby agree and contract to accept the deed to the land as aforesaid, and to pay to the said party of the first part the sum of \$5161.05 as consideration for the said tract of land, said payments to be made as above specified.

That the party of the first part is to have the use, occupancy and possession of the lands for the balance of the year 1919 and is to collect the rents and profits for the whole of the year 1919 and the party of the first part is to pay the taxes for the year 1919.

An the conveyance as aforesaid shall be made by the party of the first part in as good general condition as they now are.

The party of the first part agrees to insure the buildings on the place for the remainder of the year 1919 to the amount of \$2200 against loss by fire shall pay the premiums on said policies and make the policies payable to the said party of the second part.

To the faithful performance of the terms of this agreement the parties hereto bind themselves their executors, administrators and assigns.

Executed in duplicate by the parties hereto the day and date first above written.

Witness:  
Thos. T. Goldsmith, S.B. Huff, -  
J.G. Leatherwood, J.D. Clark, -

State of South Carolina,  
Greenville County.

Personally appeared before me J.G. Leatherwood and made oath that he saw the within named S.B. Huff, and J.D. Clark sign, seal the within written instrument for the purposes therein expressed, and that he with Thos. T. Goldsmith witnessed the execution thereof.

Sworn to before me this 20th,  
day of September A.D. 1919. J.G. Leatherwood  
Thos. T. Goldsmith -  
Notary Public for S.C.

Recorded September 20th, 1919.

State of South Carolina  
County of Greenville

Know all men by these presents that Estate of J. M. Ballenger Esq. of said County and State in consideration of the premises, and of the sum of One Dollar to them the right which is hereby acknowledged, do hereby grant unto the Southern Power Company, its heirs and assigns, the right, privilege and easement to go in and upon that tract of land situated in said County and State, bounded by lands of W. R. R. W. No. Calentine J. C. Simms & others, and to construct and maintain in, upon, and through said premises, in a proper manner, with poles, towers, wires and other necessary apparatus and appliances, a line for the purpose of transmitting power by electricity, together with the right, at all times, to enter upon said premises for the purpose of inspecting said lines and making necessary repairs and alterations thereon, together with the right to sit, run and keep clear of said lines in trees and other obstructions that may in any way, endanger the proper operation of the same.

The above right of way is for line as now located. In witness whereof, the said J. M. Ballenger Esq. & does hereunto set his hand and seal this 11 day of Sept 1919.

Witnesses,  
J. M. Ballenger Esq. (Seal)  
Mary Ballenger (Seal)  
E. R. Goodwyn

State of North Carolina  
County of Mecklenburg

Personally appeared before me E. R. Goodwyn and made oath that he saw the within named J. M. Ballenger Esq. & Mrs. V. J. Ballenger sign, seal and as their act and deed deliver the within written instrument, and that he with J. W. Griffith & Mary Ballenger witnessed the execution thereof. Sworn to before me this 19th day of Sept 1919.

(Seal) Ed B. Miller  
Notary Public Mecklenburg  
County N. C. My Commission  
expires July 30th - 1927  
E. R. Goodwyn

Recorded Sept. 22nd 1919.