

- the month of April, 1912 and to continue in monthly consecutive payments until said principal and interest are paid in full.

It is further agreed by and between the parties hereto that the said Ben J. James will pay all taxes and assessments against said property after the year 1911, and will at his own cost and expense provide all insurance that is maintained on said property, and make all necessary repairs and improvements on the building on said property, and if he (Ben J. James) fails so to do, and the said Julia Mae Speights, or her agent, finds it necessary to have the same done, he (Ben J. James) will reimburse the said Julia Mae Speights, and such expenditures may be added to the amount of purchase price and shall be paid in the same way.

Upon the said Ben J. James paying said principal sum and interest, taxes and insurance, and the cost of any repairs or improvements, as aforesaid, and as is hereinabove provided, the said Julia Mae Speights will execute and deliver to the said Ben J. James a good deed for said land, conveying it to him free from encumbrance.

It is further understood and agreed by and between the parties hereto that if any payment or taxes, or insurance herein provided is not made when due, according to the terms of this agreement, the said Julia Mae Speights shall and may have the right to re-enter and take possession of said property without suit or process and remove all persons therefrom.

The parties hereto do further agree that any and all sums which at such times shall have been paid by and under this agreement, shall be retained by the said Julia Mae Speights as rents for the use and occupancy of said premises, and shall not be liable to refund it, or any part thereof, and thenceforth be relieved from any and all obligations by reason of this agreement.

In witness whereof the parties hereto do bind themselves, their heirs, executors, administrators and assigns, and do in Duplicate set their hands and seals the day and year first above written.

Fred C. Burnett,

R.Y. Hellams,  
As to Julia Mae Speights.

Julia Mae Speights, (Seal)

R.Y. Hellams,  
&  
Hendrix Rector.  
As to Ben J. James.

Benj. J. James, (Seal)

South Carolina,

Greenville County.

Personally appeared before me R.Y. Hellams, who on oath says that he saw the within named Julia Mae Speights and Benj. J. James sign, seal and as their act and deed deliver the within written agreement, and that he with Fred C. Burnett, witnessed as to Julia Mae Speights, and he with Hendrix Rector as to Benj. J. James witnessed the foregoing agreement.

Sworn to before me this,

21st, day of March, 1912.

R.Y. Hellams

James R. Bates, (Seal)

Notary Public S.C.



Recorded March 21st, 1912.