

Sixth. In case the said premises be destroyed or rendered untenable by fire, storm or other unavoidable casualty the rent shall abate and cease from the date of said destruction or damage, and until rebuilt or repaired and the Express Company again let unto the possession thereof; the Lessor shall have the option of rebuilding or repairing the premises within ninety (90) days after such destruction or damage and upon failure to rebuild or repair within the time specified this lease shall be at an end, except for the purpose of enabling either party to collect any sum or sums of money previously becoming due by the other hereunder; if rebuilt or repaired by the Lessor within the time specified, the Express Company may, at its option, resume possession thereof hereunder; if the Express Company does not re-enter said premises as tenant hereunder within thirty (30) days after written notice that the same have been rebuilt or repaired, then this lease shall be at an end.

Seventh. If the rent herein specified, or any part thereof, shall be in arrears and unpaid for the space of thirty (30) days after the same shall become due and payable as hereinbefore provided and after demand for the payment thereof shall have been made on the Express Company, it shall be lawful for the Lessor, immediately thereupon and without recourse to law to re-enter upon and retake possession of the premises hereby leased and the same to have and to hold again as though this lease had not been made.

Eighth. Upon the expiration of the term of this lease the Express Company will deliver quiet and peaceable possession of said premises in the same order and condition in which they now are (fire, storm unavoidable casualty and ordinary wear and tear expected), unto the Lessor.

In witness whereof, the parties hereto have hereunto set their hands and seals the day and year aforesaid.

Signed, sealed and delivered in duplicate originals, in presence of:  
As to Lessor.  
H.J. Winn.

Resor Realty Co., of Greenville, S.C. (L.S.)  
By A.L. Mills, Secty. (L.S.)

As to Express Company.  
F.W. Woods.

Southern Express Company,  
J.B. Hockaday,  
Vice-President & General Manager.

State of South Carolina,  
County of Greenville.

This the 13th, day of August 1920, H.J. Winn personally appeared before me A.G. Taylor, a Notary Public in and for the State of South Carolina and made oath that he was a subscribing witness to the execution on the part of A.L. Mills for the Resor Realty Co., of Greenville, S.C. to the foregoing lease dated February 16th, 1918, between The Resor Realty Co., of the first part and the Southern Express Co., of the second part.  
Sworn to before me this the 14th, day of August 1920.  
A.G. Taylor  
Notary Public

H.J. Winn.

This 28th, day of July, 1920, F.W. Woods, personally appeared before me Bronson Quates a Notary Public, in and for the District of Columbia, and made oath that he was a subscribing witness to the execution on the part of J.B. Hockaday, for the Southern Express Company to the foregoing lease dated February 16th, 1918, between Resor Realty Company, of the first part, and the Southern Express Company, of the second part, and the subsequent assignment thereof on August 31st, 1918, to the American Railway Express Co.

Bronson Quates,  
Notary Public, D.C.

I hereby certify that I witnessed the execution of this lease by J.B. Hockaday.

F.W. Woods.

Recorded October 13th, 1920.

State of South Carolina,  
County of Greenville.

This Agreement made between Eliza T. Looper and Fred M. McMahon, this 20th, day of April, 1920, at Greenville, South Carolina, Witnesseth:-

That the said Eliza T. Looper, hereinafter known as the Seller does hereby agree to sell unto the said Fred M. McMahon, hereinafter known as the Purchaser, all that certain lot of land in Greenville Township, County and State aforesaid, near Judson Mill Village, represented on a plat recorded in Plat Book C., page 146, R.M.C. Office for Greenville County, and known as Lot No. 15. Said lot fronts Carolina Avenue 70 feet and runs back a depth of 170 feet, and has thereon a five room house, it being the same land conveyed to said Seller by C.A. Parkins, deed recorded in Volume 63, page 400 in said R.M.C. Office for Greenville County, upon the following terms and conditions of sale.

1. The purchaser is to make a cash payment of Two hundred fifty and no/100 (\$250.00) and shall thereafter pay the sum of Fifty & no/100 (\$50.00) Dollars per month, but has the privilege of paying a greater sum than fifty & no/100 (\$50.00) Dollars if he so desires.
  2. The purchase price is fixed at Three Thousand eight hundred & no/100 (\$3800.00) Dollars, interest to run from May 1st, 1920, at 8% per annum, and is to be calculated and payable quarterly.
  3. The purchaser is to pay insurance premiums on said house, said house now being insured in the sum of Three thousand & no/100 (\$3,000.00) Dollars, and is to be held by the seller for the joint benefit and account of both parties until the entire purchase price is paid to the Seller.
  4. The property is to be returned for taxation in the name of the purchaser and the purchaser is to pay the taxes. Of course, the said Purchaser is to keep the house in reasonable repair while his contract is in existence. Upon having paid the purchase price, the Purchaser shall receive a good and sufficient deed therefor free of any liens.
  5. Time is of the essence of this contract and if the purchaser shall be in default of any payment, payable monthly, then such payments as he has made which shall equal fifty & no/100 (\$50.00) Dollars per month shall at the option of the Seller be taken as rent of said land and premises, provided, he shall be in default for as long a period as Ninety (90) days, in which event the Seller may retain as much as Fifty & no/100 (\$50.00) Dollars per month as rent and treat the purchaser as a tenant holding over after the expiration of his lease, and may eject him for non payment of rent, but should said purchaser meet his payments and not be over ninety (90) days in arrear of rent or shall, with the permission of the seller, pay up said arrears, then upon the paying of the purchase price is to receive a deed therefor. The seller and purchaser further agree, that if the purchaser will give a mortgage to some Building & Loan Association in the City of Greenville, if the seller hereafter desires him to do so for such an amount as may be agreeable to the seller, provided the seller will carry a second mortgage on this property so as to allow her to realize the money out of this property, and if this arrangement is made the seller will make a deed to purchaser for said land.
- It is further agreed that the Seller is to get the rent from said house for the month of April, and that interest is not to begin on the purchase price until May 1st, 1920, and the first monthly payment of Fifty & no/100 (\$50.00) Dollars is to be made the last day of May 1920, and thereafter on each succeeding month.

(Over)