

13<sup>th</sup> The parties of the second part are to take the best of care of all building and woodland, allowing no wood to be cut except for use on this farm and the farm rented to Jesse Bishop or his successor, to assist in painting, repairing and in every way taking the best of care of all buildings.

14<sup>th</sup> To haul all the manure that the parties of the first part are willing to pay for and in every way take the best of care of this farm and bring it to the highest state of cultivation that it is possible for them to do so.

15<sup>th</sup> In case the habits, conduct, etc. of either party of the parties of the second part should become such that it is at all objectional to the parties of the first part then the parties of the first part can at their option cancel this lease and remove the parties of the second part from the farm.

16<sup>th</sup> The parties of the second part are to sow peas in all corn land and rye in all cotton land to turn under and this is in addition to the 20 acres that are to be sown for grain. All grain land is to be followed with peas.

17<sup>th</sup> The parties of the second part are to assist all possible in the building of the house referred to in article # 3.

The fulfilling the agreements as set forth by the parties of the second part is sufficient warrant for their holding and enjoying the above premises during the life of this contract.

Witness:

R. D. Hicks

Henry Hicks

State of South Carolina  
County of Greenville.

C. J. & Jas. A. Morgan Jr.

John Porter

Clyde Porter

Leonard Porter

Personally comes before me R. D. Hicks & Henry Hicks and makes oath that they together witnessed the above contract and lease by & between C. J. & Jas. A. Morgan Jr. & John Porter, Clyde Porter & Leonard Porter & that the above signatures are their same being contract signed.

Subscribed before me, this 27<sup>th</sup> day of March, 1920

J. Walter Mason

R. D. Hicks

Not. pub. for S.C.

Henry Hicks

Recorded March 29 1920

State of South Carolina,  
County of Greenville.

This agreement made this 2<sup>nd</sup> day of Feb. 1920, between J. B. Rason, hereinafter referred to as owner and G. W. Bales and John Frank, hereinafter referred to as purchasers, Witnesseth:

The Owner agrees to sell to the purchasers the lot of land hereinafter described at the price of seventy-four thousand (\$74,000) Dollars, payable in the following installments, to-wit:

- Two Thousand (\$2,000) Dollars in cash.
- Twelve Thousand (\$12,000) Dollars on Mar. 1<sup>st</sup> 1920.
- Four Thousand (\$4,000.00) Dollars on April 1<sup>st</sup> 1920
- Four Thousand (\$4,000.00) Dollars on May 1, 1920,
- Three Thousand (\$3,000.00) Dollars on June 1, 1920,
- Ten Thousand (\$10,000.00) Dollars on Mar. 1, 1921.

The balance of the purchase price to be paid on March 1, 1925, all deferred payments except \$19,500.00 to bear interest from Mar. 1<sup>st</sup> 1920 to Mar. 1, 1921, at the rate of six per cent, per annum, payable semi-annually, but the sum of \$19,500.00 of said deferred payments is to bear interest from March 1, 1920 to March 1<sup>st</sup> 1921, at the rate of seven per cent per annum, payable semi-annually; the balance which remains unpaid on Mar. 1, 1921 is to bear interest from that date until paid at the rate of seven per cent per annum, payable semi-annually. On March 1, 1921, the purchasers are to execute their note and mortgage on the premises for the unpaid balance of the purchase price as herein before directed with lien to anticipate the mortgage to stipulate for insurance in some good fire insurance Company satisfactory to the Owner in the sum of \$25,000.00 with mortgagee clause attached in favor of the owner, who is then to execute a deed of conveyance for the said property good fee simple title general warranty, down renounce and free from liens.

The Purchasers are to be entitled to all rents from Mar. 1, 1920 and are to be liable for the pro-rata taxes upon said property as from