

The party of the Second Part agrees that whatever rents are derived from said premises are to be paid over unto the Party of the First Part each month and to be applied by said party of the First Part towards the interest and principal of said purchase price of said land each six months, but the party of the First Part is only responsible for rents actually received by him to be so applied.

Time is of the essence of this agreement, and the party of the Second Part agrees to pay said sums promptly, and upon his failure to do so, provided he shall be in arrears in any of said payments due for a period of sixty days, then the party of the First Part has the option of either of two courses, he may sue the party of the Second Part for the whole amount of the principal or whatever unpaid amount there may be and interest, taxes or insurance premiums and collect the same with a reasonable attorney's fee for such employment of an attorney to enforce this agreement, and may sell said land and apply the proceeds towards paying the judgment debt. Or he may elect to treat the Party of the Second Part as a tenant holding over after the expiration of this lease, whose term has expired and whose lease is forfeited for non-payment of rents for sixty days time, and in the last event said party may retain to himself as much as Eight hundred (\$800.00) Dollars per year as rent for said premises, which between said parties is fixed as rent for the premises.

The party of the Second Part agrees to keep said premises in proper and reasonable repair. If the party of the Second Part should pay for said premises as herein provided, then he is to have a deed for same, with dower renounced and free of any liens which may have arisen by act of the party of the First Part including the renunciation of dower.

In witness whereof we have herewith set our hands and seals this 3rd day of April 1923, at Greenville, S.C.

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In Presence of:
H. N. Townes,
E. D. Allen,

W. B. Hale, L.S.
Party of the First Part.

L. A. James, L.S.
Party of the Second Part.

State of South Carolina,
County of Greenville.

Personally appeared before me H. N. Townes who upon oath says that he saw W. B. Hale, party of the First Part and L. A. James, Party of the Second Part, sign, seal and deliver the foregoing contract, and that he with E. D. Allen witnessed the execution thereof.

Sworn to before me this
3rd day of April, 1923.

E. D. Allen, L.S.

Notary Public for South Carolina.

H. N. Townes

Recorded April 30th, 1923.

END OF DOC.