

repairs, then the parties of the first part shall have the right, at their option, to treat this lease as terminated, and all payments which shall have been made thereunder shall be applied as rents of the premises, and the option to buy shall be terminated and possession of the premises surrendered by the party of the second part to the parties of the first part immediately upon the expiration of thirty days notice of their intention to terminate the lease and option.

Privilege is hereby given the party of the second part to anticipate any part or all of the principal due hereunder, with corresponding reductions in interest charges and, should all of such principal be anticipated, the parties of the first part agree to execute to the party of the second part fee simple title to the premises described, clear of all liens or incumbrances.

It is further agreed that when the note described above shall have been paid, as provided herein, with interest as provided, the parties of the first part shall execute and deliver to the party of the second part a good and sufficient fee simple title to the aforesaid premises subject only to the balance then due upon the mortgage now held by the First Federal Savings and Loan Association of Greenville, South Carolina, provided that payments upon the said mortgage, as set forth in this document, shall be paid up to and including the date of such fee simple title.

It is further agreed that the party of the second part shall have the option of paying the monthly payments of forty five dollars (\$45.00) in the following manner: thirty one dollars (\$31.00) to the First Federal Savings and Loan Association of Greenville, South Carolina, and fourteen dollars (\$14.00) to the parties of the first part, when each shall become due under this lease; or he may make all payments, if he so desires, to the parties of the first part, who will apply the sum of thirty one dollars (\$31.00) to the payments upon the said mortgage.

It is further agreed, as a part of the consideration of this lease, that the party of the second part shall pay all taxes and fire insurance premiums and that he shall make all reasonable and necessary repairs upon the premises, which amounts shall be construed as rents and not payments upon the purchase price as hereinabove set out, all insurance policies now in effect upon the premises and taxes for 1935 to be prorated as of August 31, 1935.

In witness whereof we have hereunto set our hands and seals, this 27th day of August, 1935.

Witnesses

H. M. Estes
Oscar C. Brewer

Frank M. Guinn
Mary H. Guinn
Parties of the 1st part
L. C. Dellinger
Party of the second part

State of South Carolina }
County of Greenville }

Personally appeared before me, a notary Public for South Carolina, H. M. Estes who, being duly sworn, says that she saw the above named parties sign, seal and execute the within document, and that she with Oscar C. Brewer, witnessed the execution thereof.

Swear to and subscribed before me this 27th day of August, 1935:
Oscar C. Brewer
Notary Public for South Carolina

H. M. Estes
S. C. Stamps 48¢

Recorded Aug. 27, 1935 at 12:55 P. M.