

A certain (now of Beattie) Thompson, or wife, and others, and containing twenty eight
a cre more or less, being the sum total of land conveyed to said Joseph by S. J. Douthett
and this day sold by the master under foreclosure of mortgage, and conveyed to me, and
the said Joseph and Marie D. Shepard here by agree for themselves and their heirs, to pay for
said land the sum of six hundred dollars in two equal annual installments, on
October 1st 1893, and 1894, with interest thereon from this date at the rate of eight per
cent per annum, payable annually on the whole amount principal and interest
until paid, and it is further hereby agreed that the said Joseph and Marie D. Shepard
shall cultivate said land in a husbandlike manner, shall keep all buildings thereon
in good repair, and shall commit, or cause to be committed, such as may be necessary
to bring said land into proper cultivation. And it is further hereby agreed that if
the said Joseph and Marie D. Shepard shall fail to meet said payments, or either of them
promptly as herein before set forth, or any of the interest thereon, then and in such
case, this agreement shall be void, and the said Heyward, his heirs or assigns, shall
have the right to forthwith enter upon and take possession of said land with
all crops and buildings thereon, and the said Joseph and Marie D. Shepard shall
in such case forfeit to the said Heyward, his heirs and assigns all payments
theretofore made in pursuance to this agreement. And it is further hereby
agreed that the said Heyward, his heirs and assigns, shall have, and they are hereby
granted, the right to consider, at their option, any amounts past due under this
agreement as rent, and to collect the same in any manner provided by
law for the collection of rents, for which purpose this agreement is hereby
constituted a lien upon all crops or property on said land. Witness the
hands and seals of the said parties the day and year above written.

Signed sealed and Delivered

in the presence of

W. H. Perry

A. H. Jenkins

Julius H. Heyward

J. Shepard

Marie D. Shepard

Personally appears W. H. Perry ^{or wife} being sworn
says that he saw the within named Julius H. Heyward,

Joseph Shepard, and Marie D. Shepard sign seal and as their
act and deed deliver the within written agreement and that
he with A. H. Jenkins witnessed the execution thereof.

Sworn to before me this 15th October A.D. 1892.

E. A. McBee

Not. Pub.

W. H. Perry
Recorded for 15th October 1892