

But in case the party of the second part, shall fail to comply with the terms of this indenture, then upon demand made of him by the party of the first part, he shall peaceably, and quietly leave, surrender and yield up, unto the said party of the first part, his heirs, or assigns, all and singular the said demised premises.

And the party of the first part for himself, his heirs and assigns, doth covenant and agree, by these presents, that the said party of the second part, his executors, administrators and assigns, paying the said yearly rent above reserved and performing every other condition and term herein before stipulated, shall and may peaceably and quietly hold and enjoy the said demised premises for the term of years hereinbefore specified.

In witness whereof the parties hereto have hereunto interchangable set their hands and seals the day and year above first above mentioned.

Signed sealed and delivered in the presence of  
P. C. Parkins  
L. Blakeley  
Wm. H. Clustin Jr.

J. H. Morgan  
R. H. Alverson

South Carolina  
Greenville County

Personally comes before me Wm. H. Clustin Jr. and makes oath that he saw the within named J. H. Morgan and R. H. Alverson sign, seal and do their act and deed deliver the within written deed and that he with P. C. Parkins and L. Blakeley witnessed the execution of same.

Sworn to and subscribed before me this Dec. 8<sup>th</sup> 1894

Wm. H. Clustin Jr.  
Not. Pub. S.C.

Recorded 8<sup>th</sup> Dec. 1894