

Q. Q. Q.

State of South Carolina, (AGREEMENT)

County of Greenville.

Article of agreement made and entered into between H.K. Townes, Attorney for Mrs. M.K. McNeill and W.P. Beard, party of the first part, and Minnie L. Haver, party of the second part, Witnesseth: That the party of the first part (herein after known as lesser) leases unto the party of the second part (herein after known as lessee) a certain house and lot situated on Ware street, in the City of Greenville, County and State aforesaid, known as No. 257 Ware street, the said lot and parcel of land being more particularly described as follows, to-wit: all that piece, parcel, and tract of land situate in the City of Greenville, County and State aforesaid, on Ware street, being the same lot conveyed to M.K. McNeill by J.H. Ellisen by deed bearing date May, 8th., 1903. Said lot having a frontage of 57 1/2 feet more or less, on Ware street, running back 190 feet. That the lesser in addition to leasing said property to the lessee, agrees to sell and convey, and to procure a deed from said M.K. McNeill, who holds the legal title to said premises; and said M.K. McNeill is hereby bound by this agreement to convey to the lessee said premises whenever this agreement shall have been carried out in full on the part of the lessee. That the purchase price of said premises is Seven Hundred and Fifty Dollars (\$ 750.00). This lease and agreement to convey is made for the period of time and under the conditions and stipulations herein after stated. That the lessee shall pay to the lessor the sum of Fifty-dollars (\$50.00) in cash, at and before the signing and sealing of these presents, and that the lessee shall pay to the lessor on the first day of February, 1905, the sum of fifty dollars, and on the first day of August, 1905 the sum of fifty dollars. That the purchase price of said premises shall bear interest at the rate of eight per cent per annum, and a balance shall be struck at the end of each six months, when payments are to be made That after the first day of August 1905 and at the end of each six months, the lessee shall pay fifty dollars (50.00), and also, the lessee shall pay taxes as they become due on said lot, and shall insure the house on the said lot, and shall keep the same insured against loss by fire, for the benefit of Mrs. M.K. McNeill, and in the name of Mrs. M.K. McNeill, and in a sum not less than Five hundred dollars, (500.00), and she shall pay the premiums on the insurance policy, and if he fails to insure the said house the lesser shall have the right to insure the same, and to keep it insured at his expense and to charge the premiums as rent against the lessee at the end of each six months.

It is further agreed between the parties, that whatever repairs, or improvements, the lessee may make on said premises, or on the said house and said lot, that the lessee shall himself bear the expense, and shall not charge the same against the lesser; and the lessee agrees to keep in good repair the house and the premises during her occupancy, at her own expense. That on August the first, 1909, the lessee shall pay the balance in full of the purchase price. After having made all of the said payments, at the end of each six months, during the present year, and the years 1905, 1906, 1907, 1908 & 1909 on the above named dates, upon the Lessee making said payments regularly and promptly, and paying the balance due if any, he shall have a deed to said property conveying the same in fee simple with covenants and warranty free from any incumbrances whatsoever. The lessee shall have the privilege and right to pay any amount, not less than Ten Dollars at any time on said purchase price, and shall receive credit for same, and if the lessee pay in full the said purchase price at any time, she shall be entitled to a deed as aforesaid. This lease and agreement to convey shall expire by its own limitations on the 2nd., day of August, 1909.