

Q. Q. Q.

State of South Carolina,

County of Greenville.

This agreement made and entered into at Greenville, in the County and State aforesaid, this fourth day of October, A.D. 1906, by and between L.O. Patterson, party of the first part, and Daniel A. Bradshaw and Mrs. Amanda J. Bradshaw his wife, parties of the second part, witnesseth as follows:

the party of the first part, hereinafter known as the lessor, for certain valuable consideration does hereby lease unto the parties of the second part, hereinafter known as the lessees, for the term of five years, under the conditions hereinafter stated, all that certain lot, piece or parcel of land situate, lying and being in the Township and County Of Greenville, in said State, near lands of F.W. Poe Mfg. Co. and American Spinning Co., fronting seventy feet, more or less, on the South side of Gilreath Street, having a depth of one hundred and eighty feet, more or less, and with in the rear of fifty feet, more or less, being the third lot from Hammett Street, and to be known and designated as lot number three on a plat hereafter to be recorded in the office of the Register of Mesne Conveyance for said State and County; this being a portion of the land conveyed to the lessor by the late James L. Orr, surviving executor of the will of H.P. Hammett, deceased, by deed recorded in said office in Book "NNN" of Deeds, at page 495.

the foregoing description is only approximate, as the lot has not yet been surveyed.

The lessor further agrees to erect on said lot a dwelling house to cost not more than Five Hundred Dollars, The lessees agree to pay as rent for said premises, to the lessor the sum of eighty dollars per year, payable quarterly on the first day of January, April, July, and October in each year, beginning with the first day of January, 1907. and to keep the building hereafter to be erected on said lot insured in the name of the lessor for three fourths of its value, to pay the taxes on said property and to make all necessary repairs.

The lessees shall have the right or option to purchase said lot and to receive from the lessor a good and sufficient deed of conveyance therefor, free of all encumbrances, at any time within five years from this date, on payment of all sums expended by the lessor in erecting said house and improving said property, with interest on said sums from this date at the rate of eight per cent per annum, provided that the lessees shall have paid all taxes, insurance premiums and rents when due, in which event the lessees shall have credit for rents so paid at the end of each calendar year, the interest to be computed on the new principal on January first of each year. It is agreed that time is of the essence of this contract, and if at any time the lessees be in default in the payment of taxes, insurance premiums or rent for a period of forty days, the lessees shall forfeit their right or option to purchase, and all payments made shall in that event be retained by the lessor as rent for said premises; provided that in case of such forfeiture the lessor shall on demand of the lessees remit to them all sums paid to the lessor as rent in excess of one hundred and twenty dollars for each year or part of a year from this date, and in the event of such failure to pay, the lessor shall have the right to distrain for arrears of rent, and to eject the lessees for non payment of rent.

It is further agreed that if the lessees comply with their contract, the deed executed by the lessor shall be to the said Amanda J. Bradshaw. Witness our hands and seals, the day and year first above named.

H. J. Haynsworth,

Beulah A. Spears,

L. O. Patterson, (seal)

D. A. Bradshaw, (seal)

Amanda J. x Bradshaw, (seal)

See next page for Probate

(See page 93 for the Right and Power to this Agreement,)

Part Satisfaction to this Agreement on page 93 of this Book.