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-hundred dollars already paid, and as much hereafter paid as fifteen (\$15.00) dollars as rent for said premises, and upon tender of the remainder or the excess of fifteen dollars per month, and the sum of of one hundred dollars paid already in cash to be retained by the party of the first part, the said excess over and above the said sums without interest on the part he the said party of the first part offers to return to the party of the second part the privilege of the party of the second part to purchase shall be forfeited, and the right of possession of the said premises shall immediately revert to the party of the first part, and the said party of the first part shall have the right to treat said party of the second part, in that event as a tenant holding over after the expiration of his lease, and after the rent has become past due, and eject the party of the second part from said premises and recover possession, if the party of the second part refuses to give immediately possession of the said premises. In the event the party of the second part shall faithfully pay the said sums each month until he shall have paid the full sum of the purchase price with the interest as aforesaid at eight per cent. per annum, payable semi-annually from the date of this contract until paid, the insurance premiums and taxes, the party of the first part shall give the party of the second part a good and sufficient deed conveying in fee simple with general covenant of warranty, free from all liens and incumbrances, the within described lot and parcel of land and said premises.

Witness our hands and seals this day and year above written, August 31, 1910.

Signed, sealed and delivered in the presence of:

Thos. T. Goldsmith,

H.K. Townes, (Seal)

J.C. Martin,

J.M. Turner, (Seal)

It is agreed that when one-third of the purchase price is paid, then the party of the first part is willing to give a deed provided a mortgage for balance is given by party of the second part, securing payments under H.K. Townes, same terms as provided by this contract.

Personally appeared before me Thos. T. Goldsmith who upon oath says that he saw H.K. Townes & J.M. Turner each sign, seal and execute the foregoing written instrument and that he with J.C. Martin witnessed the execution thereof.

Sworn to before me this Aug. 31st, 1910.

Thos. T. Goldsmith

Jas. M. Richardson, (Seal)

N.P. S.C.

Recorded September 9th., 1910.