

the essence of the contract, and failure to meet said payments each month shall forfeit said contract and the Seller shall have a right to receive and hold at least \$25.00 a month as rent for said premises upon default in making said montly payments at any time, and declare this contract merely as a rent contract and option, and if the Buyer shall fail to make his payments strictly as herein provided, then the Seller may treat said Buyer as his tenant holding over after the expiration of his lease, his lease having been forfeited for non-payment of rent, and may eject said Buyer by proper legal proceedings as a landlord against his tenant.

Upon payment for said land according to contract, the Seller agrees to make unto the Buyer a good, fee simple, warranty deed, with dower renounced, free of any liens except such liens as the Buyer himself has created or is responsible for.

WITNESS our Hands and Seals at Greenville, S. C., this day and year above written.

J. P. Owings (SEAL)  
Seller

In the Presence of:

Joseph H. Earle, Jr.  
C. F. Putman

C. B. Moss (SEAL)  
Buyer

Annie Ruth W. Moss (SEAL)  
Buyer

State of South Carolina  
County of Greenville.

PERSONALLY appeared before me Joseph H. Earle, Jr. and made oath that he saw the within named J. P. Owings, C. B. Moss and Annie Ruth E. Moss sign, seal and as their act and deed deliver the within written instrument and that he with C. F. Putman witnessed the execution thereof.

SWORN to before me this 5th day of March, 1948.

A. K. Townes (SEAL)  
Notary Public for South Carolina

Joseph H. Earle, Jr.

Recorded March 5th, 1948 at 11:16 A. M. #4778