

The State of South Carolina,  
Greenville County.

Contract No. 47.

This agreement made this 13th, day of June 1912 between Home Building Association, party of the first part, hereinafter designated as "Lessor", and George Dargan, party of the second part, hereinafter designated as "Lessee", WITNESSETH:

1. That the Lessor, in consideration of monthly rentals and the other considerations hereinafter referred to, which rentals are to be paid by the Lessee in advance, and not later than the fifth day of each calendar month during the continuance of this lease, does hereby let unto the Lessee for a period of four years and - - - months, commencing on the 13th, day of June 1912 the certain lot of land hereinafter described.
2. At any time during the term of this lease, or within ten days after the termination thereof, Lessor will convey to the Lessee, upon his request, the said lot of land and execute a deed therefor, with warranty only against itself and its assigns, upon payment to it of the sum of Four hundred and sixty-five no/100 Dollars with interest from the date hereof at the rate of eight per cent per annum and in such event will credit upon such purchase price the rentals then paid by the Lessee upon the following basis: credits to be given at each anniversary of this lease for the rentals paid for the preceeding twelve months, as though the sum of said monthly rentals were one annual payment made by the Lessee, first deducting a years interest on the principal sum, or the balance thereof then due and unpaid; provided that before any such credits are given, any amounts due by the Lessee for advances made by the Lessor on account of insurance, taxes, repairs or any expenditure otherwise reasonably necessary for the protection of said premises, or advances authorized by the Lessee, with interest on the same from time of payment by the Lessor, shall first be deducted.
3. The rentals above referred to shall be payable in monthly installments by the Lessee as follows Viz: First twelve months ten dollars per month; Second twelve months ten dollars per month; Third twelve months ten dollars per month; Fourth twelve months ten dollars per month ~~Twenty~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ - - - - dollars each; and he shall also pay all taxes, water rents, or other proper charges, and keep all buildings on said premises insured and have the policies written in the name of the Lessor. The Lessee also agrees to maintain the property in good order, to permit no nuisance thereon, and make all necessary repairs at his own expense. The Lessor, however, reserves the right in its discession to make necessary repairs and charge the same to the Lessee.
4. Should the Lessee fail to pay the rentals as agreed within ten days after the time fixed for payment or should he default in making any payment or performing any of the conditions required by this contract then and in either of such events this lease shall become void at the option of the Lessor and it shall be entitled without notice to reenter upon and repossess the said premises and the Lessor shall be entitled to retain all of the monthly installments of rent previously paid as rent and liquidated damages.
5. It is expressly understood and agreed that in the event the building on the within described land be destroyed or damaged by fire, either in whole or in part, that this contract shall be terminated thereby under the same terms as cited in cluse 4 of this instrument and the Lessor shall be in no wise liable to the Lessee on account of failure to deliver the property to the Lessee upon his demand as provided for in this contract; provided, however, that the Lessee at his option may elect that any insurance moneys derived from the policies carried on the said buildings shall be used to restore the same to their original condition, or as nearly so as may be possible,-

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