

It is agreed, however that Ninety-five (\$95.00) Dollars a month is to be paid until the application of the fund as provided shall pay the note and mortgage in full to the Peoples National Bank, and the note and mortgage in full the J. T. Jones, then, thereafter, the said sum shall be deposited in the Peoples National Bank as provided, and divided between Mrs. Johnson and F. H. Earle in such proportions as the said H. K. Townes may determine.

The Party of the First Part agrees, however, that when the Bank has been paid in full, and J. T. Jones has been paid in full, and she shall have received all above except what is owing F. H. Earle, that the Peoples National Bank shall make the deed to the Party of the Second Part, subject to the mortgage held by F. H. Earle.

It is understood and agreed that indulgence at any time to the Party of the Second Part shall not constitute a waiver of the strict terms of this agreement, and unless said payments are strictly made as provided herein each month, the Party of the Second Part shall not be entitled to a deed to said land and premises, and if the Party of the Second Part fails to make said payments as provided herein, the Party of the First Part shall have the right to peaceable possession to said land and premises, farming tools, dairy, livestock and cows, and if the Party of the Second Part shall refuse to give peaceable possession, it is understood and agreed that this contract shall be construed as a contract of tenancy, and the Party of the First Part shall have the right to eject the Party of the Second Part as a tenant holding over after the expiration of his lease, or for non-payment of rent, and shall have the further right to sue and collect for any damages done to the herd of cows or any of said property herein described.

The Party of the Second Part agrees to carry insurance on the house of One Thousand (\$1,000.00) Dollars, and of Two Hundred (\$200.00) Dollars each on the barns, there being two barns, which policy is to be payable to the joint account of the parties hereto for the protection of this agreement.

The Party of the Second Part further agrees to re-cover the house with a good substantial composition roof at his own expense and to pay all taxes on said land and premises from January 1, 1933.

The Party of the First Part must pay all back taxes if any be owing.

Feby. 7, 1933.

Witnesses:

R. N. Ward,
H. K. Townes.

Ida M. Johnson,
Party of the First Part.
G. D. Tompkins,
Party of the Second Part.

State of South Carolina,
County of Greenville.

Personally appeared before me R. N. Ward, who on oath says, that he saw Mrs. Ida M. Johnson, the Party of the First Part herein, and G. D. Tompkins, the Party of the Second Part herein, sign, seal, and as their act and deed deliver the foregoing written agreement, and that he with H. K. Townes, witnessed the execution thereof.

Sworn to before me this 7
day of February, 1933.

R. N. Ward.

H. K. Townes, L. S.
Notary Public for S. C.

Recorded this the 7th day of February, 1933, at 11:45 A. M.