

It is understood and agreed that rents, insurance and taxes for the year of 1942 shall be prorated as of May 1, 1942. A. H. Miller agrees to pay all taxes after 1942 and to insure the house and building on said land for not less than \$2500.00 Dollars and keep the same insured from loss or damage by fire and windstorm, and make loss under the policy or policies payable to the sellers as their interest may appear. The said A. H. Miller to pay all premiums after May 1, 1942.

It is further understood and agreed that the said property is rented at a monthly rental of \$22.00 per month and that A. H. Miller accepts the property subject to this rental agreement, but the sellers warrant that there is no rental agreement extending beyond December 31, 1942.

It is agreed that time is the essence of this contract, and if said payments are not made when due, the sellers may upon thirty (30) days written notice to A. H. Miller be discharged in law and equity from all liability to make said deed and unless within the said thirty (30) days A. H. Miller shall pay all arrears of principal, interest taxes and insurance, and upon the failure of A. H. Miller so to do the sellers may treat said A. H. Miller as a tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to retain all monies paid as rent, or by way of liquidated damages and cancel this agreement or the sellers may enforce the terms of this agreement against the said A. H. Miller.

The said A. H. Miller agrees that as soon as he can secure a satisfactory loan from said lending association, he will secure said loan and complete payment under this agreement. The said A. H. Miller agrees to the terms and conditions above set forth and acknowledges the receipt of a duplicate original of this agreement.

In Witness whereof the parties above named have hereunto set their hands and seals this the 1st day of May, 1942, binding themselves their heirs, assigns, executors and administrators to the faithful performance of the same.

Signed sealed and delivered in the presence of:

N. L. Langston		C. E. Hatch	L. S.
Charles R. Harper		As Executor of the Est. of J. A. Taylor, Decd.	
H. D. Turner		J. K. Taylor	L. S.
N. L. Langston		Individually & as Exe. of the Est. J.A.Taylor, Decd.	
N. L. Langston		M. A. Taylor	L. S.
N. L. Langston		Frederick Odez Taylor	L. S.
N. L. Langston		Robert Lafayette Taylor	L. S.
N. L. Langston		Bertha T. Paris	L. S.
N. L. Langston		James E. Taylor	L. S.
N. L. Langston		Mamie T. Tucker	L. S.
N. L. Langston		Hattie Taylor Loftis	L. S.
W. D. Workman	As to	Florence Olena Taylor	L. S.
Ida Cunningham	A. H. Miller	SELLERS	
		A. H. Miller	L. S.
		Buyer	

State of South Carolina,
County of Greenville.

Personally appeared before me Ida Cunningham, who being duly sworn says that she saw A. H. Miller sign, seal and as his act and deed deliver the within written Bond for Title and that she with W. D. Workman witnessed the execution thereof.

Sworn to before me this the 13th day of May, 1942. Ida Cunningham

W. D. Workman L. S.

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

Personally appeared before me H. D. Turner who being duly sworn says that he saw C. E. Hatch, J. K. Taylor, M. A. Taylor, Frederick Odez Taylor, Robert Lafayett Taylor, Bertha T. Paris, James E. Taylor, Mamie T. Tucker, Hattie Taylor Loftis and Florence O. Taylor, sign, seal and as their act and deed deliver the within Bond for Title and that he with N. L. Langston witnessed the execution thereof.

Sworn to before me this the 16 day of May, 1942. H. D. Turner

W. D. Workman L. S.

Notary Public for South Carolina.

S. C. Stamps \$1.68

Recorded May 16th, 1942 at 11:50 A. M. #5779 BY:E.G.