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feet to stake in center of said Road; thence N. 69 E. 23.5 feet to stake on East side of said Road; thence with property of C. Fred McCullough, N. 9-35 E. 1238.8 feet to stake; thence N. 20-45 W. with his property, 354.4 feet to stake; thence still with his property, N. 87-45 W. 957 feet to the beginning.

There is excepted from the above described tract of land that certain tract of land conveyed by C. W. Burton to William H. Burton containing some 35 acres more or less, which is more particularly described in deed dated October 6, 1911, and recorded in Deed Book 15, Page 504, R.M.C. Office for Greenville County, but it is intended to convey in the tract above described by metes and bounds all that area or acreage reserved in said deed by C. W. Burton to William H. Burton. The net acreage intended to be covered and conveyed is 409.37 acres.

This is the same property conveyed to R. C. Collins by E. Inman, Master, by deed dated May 3, 1950, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 408, Page 411.

Tenant agrees to pay Landlord as rent the sum of \$5000.00 per year throughout the term of the lease, in semi-annual payments of \$2500.00 each, the first payment being due on February 11, 1954, and succeeding payments on the 11th day of each six (6) months thereafter until paid in full.

Tenant agrees to pay all taxes assessed against the property promptly when the same become due, taxes for the years 1953 and 1958 to be prorated between Landlord and Tenant, the Landlord to pay 7/12 ths of the 1953 taxes, the Tenant to pay 7/12 ths of the 1958 taxes.

Landlord shall keep the improvements on the premises insured against fire and other hazards throughout the term of the lease in amounts not less than shown on the schedule of insurance which is now in force as shown on the schedule hereto annexed and made a part of this lease, and shall pay the premiums thereon promptly when due. The proceeds from any loss or partial loss to improvements derived from insurance during the term of the lease shall be applied promptly