

immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of the Lessor by statute), or to recover damages for the breach of said covenants, or (b) declare this lease terminated and take possession of the demised premises and thenceforth hold the same free and clear from any claim or rights of the Lessee, his heirs, successor and assign, but with the right, nevertheless, of the Lessor to recover from Lessee any past-due rentals.

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This agreement shall be binding upon the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.

W. H. Harper (LS)

WITNESS:

J. Scarr (LS)

Schaefer B. Kinch
Eunice D. Shelton

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me EUNICE D. SHELTON and made oath that he saw the within named G. J. Scarr, as Lessor and W. H. Harper, as Lessee sign, seal and as their act and deed deliver the within written lease and that she with Schaefer B. Kinch witnessed the execution thereof.

SWORN to before me this 1st day)
of March, 1961.)

Schaefer B. Kinch)
Notary Public for South Carolina

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