

2. Scott Jones shall thereafter make all payments upon the mortgage hereinabove referred to, shall pay all city and county property taxes upon the said real property and shall pay the premiums for adequate property and liability insurance upon the said real property. Ruby Jones shall be responsible for and shall maintain the premises in a reasonable state of condition, usual wear and tear excepted. The said Ruby Jones shall be entitled to live in, occupy and use the entire premises as her residence, free of rent, during her remaining lifetime.

3. The parties further agree that Bruchillica T. Jones, the daughter of Ruby Jones and the sister of Scott Jones, shall also be entitled to live in, occupy and use the aforementioned premises as her residence, free of rent, until she attains thirty-five (35) years of age or marries, whichever shall earlier occur. In the event that Ruby Jones shall die prior to the time that Bruchillica T. Jones marries or attains the age of thirty-five (35) years, whichever shall first occur, then Scott Jones shall additionally assume the responsibility for the maintenance of the said real property.

4. Upon Bruchillica T. Jones marrying or attaining thirty-five (35) years of age, whichever shall earlier occur, and upon the death of Ruby Jones, the said Scott Jones shall then have the full and unrestricted use of the above described real property as the fee-simple owner thereof and shall be entitled to use, sell or otherwise deal in and with said real property in his sole discretion and without any restriction whatsoever.

5. This Agreement shall be interpreted according to the laws of the State of South Carolina. This Agreement shall further be binding upon and inure to the benefit of the parties hereto, their respective heirs, successors, legal representatives and assigns.

WITNESS the hand and seal of the parties hereto the day and date above written.

WITNESSES:

Dorcas Walden
J. Darby Davenport

Mary C. Lane
Allen C. Sivick

Ruby Lee Jones
Ruby Lee Jones

Vernon Scott Jones
Vernon Scott Jones