If the lessee shall fail to properly need the above named payments, each as they become due, as above set forth, this lease shall immediately terminate, upon the failure to meet any of the said payments when due, and the lessee shall immediately give the lesser possession, and the lesser may proceed to collect at once the rentain arrears. That no extention of the time to pay any rent shall be given unless in writing by the lessor. That all payments upon failure of the lessee to carry out this Agreement, and to make such payments promptly at the end of each six menths, shall be takenate observent for said premises. And it is hereby express agreed between the said parties that time is of the essence of this contract, and in the event of non-payment at the time designated and herein limited of any and all sums of money that shall have become due under this lease and agreement to convey upon the performance of conditions herein haned, that then the said lessee for himself and the said Mrs. M.K. Moneil is absolutely discharged at law and in equity from any and all liability to make and execute such deed, and may treat the said lessee as a tenant Molding over and after the termination or contrary to the term of her lease. In testimeny whereof, we, the above named parties, have hereunte set our hands and seals this 30th, day of July, 1904.

ATTEST:-

Atty. for parties within secured named Minnio L. Hever, (L.S.).

Persenally appeared before me Frank Hewer who upon being duly sworn says that he saw the within names H.K. Townes as Attorney For Mrs. M.K. McNeill sign, soal, and as their act and deed deliver the within written centract and that he saw Minuine L. Hewer sign, soal and acknowledge the within written centract,

Swern to before me this 28th., day of September 1905

J.W. Gray, Master (L.S.) (Master Seal).

Frank Hewer, Eliza K. Tewnes.

In the event the house is destroyed by fire the parties agree that the \$500 insurance shall be used in rebuilding house, H.K. Townes Attorney.

STATE OF SOUTH CAROLINA.) July 15th., 1904.

I hereby coasent that Minnie L. Hewer shall have a doed to the house and lot in the City of Greenville, S.C., Numbered 257, Ware street, to which I held legal title on the same conditions that I have made To W.P. Beard, according to my written agreement with the said W.P.

Beard; and I agree to make the deed to the said Minnie L. Hewer with the consent of W.P. Beard whenever the said W.P. Beard shall pay me the sum of mency maned in our said agreement, with interest and taxes and all other charges and expenses that are provided for in out agreement.

M.K. McNeill (Seal).

we this agreement is satissfactory to me. M.K. McNeill.

Personally appeared before me Frank Hewer who upon being sworn says that the above named M.K. McNeill acknowledged her signature to the foregoing agreement before him and that she signed the foregoing agreement.

Frank Hower.

Swern to before me this September 28th., 1905

J.V. Creskeys, (L.S.)

Not, Public, for S.C.

Greenvillo ,S.C. July 30th., 1904.

\$50 .00/100

received of Mrs Minaie L. Hewer the sum of fifty dellars (\$50.00/100) in cash. This amount is paid under her agreement to lease and purchase a certain house and let in the City of Greenville, # 257, Ware street, this payment is made in full time and in accordance with agreement.

H.K. Tewnes , Atty. for Mrs. M.K. McNoill.