

In the event that said Lessee shall pay off and discharge said mortgage in full before the expiration of said term of three years it is agreed that upon the discharge and satisfaction of said mortgage the said Lessee may exercise the above mentioned option to purchase said property and if the interest on the balance of said purchase price has been fully paid to date the Owner agrees to execute said deed and the Lessee agrees to execute to the owner a mortgage for the balance of said purchase money and to insure said property in some Company or Companies satisfactory to the Owner in the sum of not less than Five Hundred Dollars (\$500.00) and to assign the policy of insurance to said Owner; and in the event that the Lessee shall at any time fail to do so then the said Owner may cause the same to be insured in his or her name and may reimburse herself for the expenses for such insurance under the terms of this agreement.

It is further agreed that the Owner shall have all rent due by the present tenant on such property up to the 12th. day of September, 1911, and that the Lessee shall be entitled to the rent due from the present tenant of said property after the last mentioned date.

It is further agreed that the said Lessee shall hereafter pay all insurance and repairs upon said premises and all taxes and all assessments against said property.

It is further agreed that in case the buildings on said land shall be, during said term, destroyed by fire or wind^d storm, or from any other cause (except through the neglect or wilful tort of the Lessee or his agents), the said Owner will repair or replace said buildings so that they shall be restored to their present condition; and if the Owner shall fail so to do then this contract shall, at the option of said Lessee, become null and void; provided, that if such destruction is complete or such damage extensive the Owner may at her option decline to repair such building, in which case she shall return to said Lessee one-third ($\frac{1}{3}$) of all sums theretofore paid by him but shall not be liable for interest upon any of such sums.

It is further agreed that time is of the essence of this agreement and that if the said Lessee shall fail to make the payments hereinabove provided for on the dates fixed for said payments the said Owner may at any time re-enter and resume the possession of said property; and in such event, the sums theretofore paid to such Owner by said Lessee shall to the extent of \$200.00 a year be retained by said Owner as rent for said premises; and that any excess payments above the sum of \$200.00 per year shall be returned without interest by said Owner to said Lessee.

It is further agreed that in case of dispute or litigation between said parties any Judge of the Circuit Court of said State may, at Chambers or otherwise, whether in or out of the County of Greenville, or of the Judicial Circuit including said County, appoint a receiver with power to take possession of said premises, collect the rents thereof and hold said rents to await the disposition of the cause.

It is further agreed that this contract shall extend to and bind the heirs, executors, administrators and assigns of the parties hereto respectively.

In Witness Whereof the said parties have set their hands and affixed their seals to duplicate copies of this agreement on the day and year first above written.

Signed sealed and delivered in the presence of:
words and figures \$1325.00 changed to \$1225.00
on 21st. and 22nd. line of 2nd. page, & "(besides the
\$100.00) this day paid)" interlined on 22nd. line of
2nd. page before the execution thereof.

Oscar Hodges
L.O. Patterson

State of South Carolina, County of Greenville.

Personally appeared before me Oscar Hodges and made oath that he saw Mrs. Memie P. Bryant, Party of the first part and George M. Myers, party of the second part herein named, sign and as their act and deed deliver the within written instrument, and that he with L.O. Patterson witnessed the execution thereof.

Sworn to before me this the 8th. day of September A.D. 1911.

L.O. Patterson
Notary Public for S.C.,

Mrs. M.P. Bryant
Party of the First Part
G.M. Myers
Party of the second part.

Oscar Hodges

Recorded Sept., 8th. 1911.