

(\$140.00) Dollars for Attorneys fees, and said J.A. Biggers has given his note for the amount due as aforesaid.

Now, the condition of the obligation is such that if the said payments be made promptly as agreed and all taxes from this date, and charges on said land be paid when due by said J.A. Biggers and J.C. Gresham shall, on completion of said payments, cause to be executed and delivered a good warranty deed to the said J.A. Biggers for said lot, then this obligation to be void, otherwise to remain in full force.

It is agreed that time is of the essence of this contract, and if said payments be made within 60 days after due, the said J.C. Gresham shall be discharged in law and equity from all liability to make said deed, and may treat said J.A. Biggers as tenant, holding over after the termination, or contrary to the terms of this lease, and shall be entitled to claim and recover or retain if already paid, the sum of four hundred eighty dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

And the said J.A. Biggers agrees to have the house and buildings on said lot insured in a sum not less than Dollars in a Company or Companies satisfactory to the said J.C.- Gresham, and keep the same insured from loss or damage by fire and assign the policy of insurance to the said J.C. Gresham, and that in the event the said J.A. Biggers shall at any time fail to do so, then the said J.C. Gresham may cause the same to be insured in his name, and reimburse himself for the premium and expense of such insurance under this bond for title, with interest, or may proceed to foreclose as though this bond for title were past due.

In witness whereof the said J.C. Gresham has hereunto set his hand and seal this 30th, day of September A.D. 1912.

In presence of

Lillie L. Johnson,

J.A. Biggers, (Seal)

J.J. McSwain,

Accepted

J.C. Gresham (Seal)

Greenville County South Carolina.

Personally comes J.J. McSwain who on oath says he saw J.A. Biggers & J.C. Gresham sign, seal & as their acts & deeds deliver the attached written instrument & that Lillie L. Johnson with deponent witnessed the execution thereof.

Sworn to before me

Oct. 7- 1912.

Payments.
Cash \$25.00
Sept. 30, 1912. \$75.00

J.J. McSwain

James R. Bates (Seal)

Not. Pub. S.C.

Recorded for October 7th, 1912.