

the purchase price. This shall be exclusive of any interest paid semiannually, as provided in Paragraph 1.

3. Upon the delivery of the Deed to the Purchaser by the Seller, the Purchaser shall deliver to the Seller a purchase money mortgage in the amount of \$3,000.00, payable \$50.64 per month, at 6% interest to be computed and paid each month for the remaining \$3,000.00 due upon the purchase price.

4. The Purchaser shall be required to keep in force, at all times, a Fire and Extended Coverage Insurance Policy in the minimum amount remaining to be paid the Seller on the purchase price. The Purchaser shall be required to designate Wooten Corporation of Wilmington as the Mortgagee upon said Fire Insurance Policy. If the dwelling located at No. 10 Brookdale Avenue, Greenville, South Carolina, should burn, any proceeds would be prorated between the Purchaser and the Seller as their interest would appear.

5. The Purchaser shall maintain and keep in good repair the house located at No. 10 Brookdale Avenue, and the Seller shall have the right at any time to inspect said premises.

6. The Purchaser shall be responsible for the 1961 City and County taxes and all other subsequent years hereafter.

7. If the Purchaser defaults in any of his payments to the Seller on the date said payment is due, then the Seller, at its option, may declare the full purchase price due and payable. Thereafter, if the Purchaser does not immediately pay the purchase price in full, the Seller may cancel this Contract and hold any payments which have been received by it as liquidated damages.

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