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The Purchaser shall have immediate possession of the property and agrees to keep the property in good repair, pay all taxes, and to keep the property insured against loss by fire or other hazards in such amounts as the Seller may require and to pay all premiums therefor, such policy to be delivered to the Seller with an appropriate endorsement showing his interest.

It is further agreed that the purchaser will not maintain or permit any unsightly or obnoxious building, materials, or conditions on any part of the said lot, and this condition will be incorporated into the deed.

It is distinctly understood and agreed that time is of the essence of this contract and that on the failure of the purchaser to pay any installment when due or on his failure to keep the property in repair, or to pay any insurance premiums or taxes when due, the Seller may at his option declare the whole amount immediately due and payable, and may evict the Purchaser from the premises, retaining all sums paid as rent and liquidated damages, and the Purchaser shall have no further interest therein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at Greenville, South Carolina, this the 17th day of November, 1961.

IN THE PRESENCE OF:

Eric M. King

Paul Horton

J. P. Dugha (SEAL)
Seller

Frank M. Bissel (SEAL)
Purchaser

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