

(3) In addition to payment of the consideration as above expressed, the purchasers shall pay when due all property taxes assessed against said property. Failure of the purchasers to pay said taxes when due shall be regarded as a default of the terms of this instrument and the undersigned may forthwith terminate the same and reposses the property.

(4) The purchasers shall keep and maintain the dwelling situate upon said premises in substantially the same condition as it is as of the date of this instrument, making all necessary repairs at their own expense, keeping the roof in good condition and periodically painting said dwelling so that in the event of default by said purchasers the same shall be returned to the undersigned in substantially the same condition as it is upon date of execution hereof.

(5) The purchasers shall likewise pay all necessary premiums for fire and extended coverage insurance in an amount not less than Fourteen Thousand (\$14,000.00) Dollars and in the event the purchasers fail to pay when due said insurance premium then the undersigned may likewise terminate this contract, or at his election may add the unpaid premium to the balance then due hereunder.

(6) Upon compliance by the purchasers with the above terms and conditions of this instrument including payment in full of the entire consideration as above set forth together with all interest due hereunder the undersigned will execute and deliver to said purchasers their warranty deed in due form of law with documentary stamps thereto attached, conveying to the said purchasers a good, fee simple title thereto free and clear of all liens and incumbrances except for such property restrictions, zoning regulations, easements or rights-of-way effecting said premises as may be of record in said county.

In witness whereof the undersigned have hereunto set their hands and seals this 19th day of July, 1973.

Stanley P. Dorsch
Debra J. Ginski

IN PRESENCE OF:

W's 1 - Donna C. Hunt
W's 2 - B. J. Hohimer

STATE OF }
COUNTY }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named persons sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of July, 1973.

Donna C. Hunt

B. J. Hohimer
Notary Public of Lea Co., N.M.
My Commission Expires: 2-24-77
Notary Seal

W's 1
S100
Bond For Title Recorded
August 9, 1973 at 11:19 A.M., #4262

P. BRADLEY MORRAH, JR.
ATTORNEY AT LAW
114 STOKES BUILDING
GREENVILLE, S. C.

PAGE NO.