

may treat the said Garnell Shumate as a tenant holding over after termination or contrary to the terms of a lease, and the seller shall be entitled to retain by way of liquidated damages or rent so much money as has been paid under this contract.

The purchaser agrees to insure and keep insured the houses and buildings on said lot in a sum not less than \$5,750.00, in a company or companies satisfactory to the seller, from loss or damage by fire, and the sum of \$5,750.00 from loss or damage by tornado and other hazards, and assign and deliver the policies of insurance to the said seller, and that, in the event the purchaser shall at any time fail to do so then the seller may cause the same to be insured and reimburse himself for the premium, with interest, adding the same to the principal amount due under this contract; or the seller, at his election, may on such failure, declare the debt due. The purchaser agrees to pay all taxes and public assessments against said property as they come due, and in case of default in payment of any such taxes or public assessments as they come due, it is agreed that the seller may, at his election, declare the entire debt due or pay the same and reimburse himself for said payment, with interest, adding same to the principal sum due under this agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of September, 1950.

In the Presence of:

J. Milton Williams
Louise S. Gray

D. R. Traver (L.S.)

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

PERSONALLY appeared before me Louise S. Gray and made oath that he saw the within named D. R. Traver sign, seal and as his act and deed deliver the within written instrument and that she with J. Milton Williams witnessed the execution thereof.

SWORN TO before me this 15th day of September, 1950.
J. Milton Williams (L.S.)
Notary Public for South Carolina

Louise S. Gray

Recorded September 19th. 1950 at 9:26 A. M. #22824