

under the terms of this contract this amount is to be applied to the \$1,000.00 at the closing of this contract.

The Seller agrees to convey the property by a good warranty deed, free of all encumbrances, except the above described mortgage which must be paid up to date at the date of closing.

The Seller hereby premises, covenants and agrees that he will give a 30 days notice to the Purchaser prior to the date of closing, however, in no event shall the closing be later than 30 days after his removal from Donaldson Air Force Base. It is further agreed that should the Seller be not required to move from the City of Greenville, by the United States Air Force, that this agreement shall become null and void and all payments made in connection herewith are to be returned.

Insurance, taxes, rents and assessments must be paid up until the date of closing by the Seller.

This written contract has been read by both parties hereto and embodies the entire agreement between the parties.

IN WITNESS WHEREOF we do hereunto set our hands and seals this 4<sup>th</sup> day of February, 1963.

In the presence of

Harry A. Chapman, Jr.  
Mary S. Bowen

Valerie H. Egnot  
Eugene J. Egnot SELLER  
Arthur J. Ness PURCHASER

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared Harry A. Chapman, Jr. and Arthur J. Ness made oath that they are the Valerie H. Egnot, Eugene J. Egnot and/ sign, seal and deliver the above instrument, and that Mary S. Bowen witnessed the execution thereof.

Subscribed to before me, this 8th day of February, 1963.

Joyce J. Roper (SEAL)  
Notary Public, S.C.

Harry A. Chapman, Jr.