

The above two tracts consist of 69 acres more or less at Route 3, Pelzer, South Carolina, and are the same property conveyed to me by deeds of Ramsey Lollis recorded in Deed Book 635 at Page 546 and Deed Book 705 at Page 150 in the R.M.C. Office for Greenville County, South Carolina.

1.) The purchase price of the above described real estate shall be the sum of Thirty-Six Thousand Eight Hundred (\$36,800.00) Dollars;

2.) The party of the second part shall pay the amount of Two Hundred and No/100 (\$200.00) Dollars each and every month until the full purchase price plus interest at 6% be paid in full, with credit from each monthly payment going first to interest and any unpaid taxes and insurance, and then the principal;

3.) Upon the payment of Ten Thousand Six Hundred Seventy-Two and No/100 (\$10,672.00) Dollars on the principal indebtedness by the party of the second part, the party of the first part does hereby warrant and agree and does hereby bind himself, his heirs, administrators, executors and assigns to make and deliver a good warranty deed in and to the property above described in fee simple to the party of the first part at which time the party of the second part agrees to execute his promisory note for the principal balance then owing at 6% interest and to further execute his mortgage over the subject property to secure the payment of the same.

4.) The party of the second part agrees to pay all taxes and maintain adequate fire and hazard insurance on said property during the period commencing January 1, 1972 throughout the entire period of this agreement;

5.) In the event of the non-payment of any of the above mentioned monthly sums for a period of ninety (90) days, and the repayment of One (\$1.00) Dollars to the party of the second part liquidated damages, then this contract shall become null

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