

agrees that he will commit no waste upon the premises or allow the same to be committed and the Purchaser agrees to keep and maintain said premises in as good condition as now exists.

IT IS AGREED that time is of the essence of this contract and if said monthly payments are not made when due, the Seller shall be discharged in law and equity from all liability to make said deed and may treat said Purchaser as tenants holding over after termination and shall be entitled to retain the monthly payments already paid as rent.

Any indulgence of the Purchaser by the Seller of any of the terms and conditions herein shall not operate to waive any rights of the Seller herein.

The Purchaser shall have the right to pay this debt in whole or in part at any time without penalty.

IN WITNESS WHEREOF, the parties hereto set their hands and seals and bind each and everyone of their respective heirs, executors, administrators, and assigns firmly by these presents, the date first above written.

\*3  
C.D.H.  
J.D.M.

IN THE PRESENCE OF:

TERRY G. CLINE CO., INC.

Patrick H. Grayson, Jr.

BY: Terry G. Cline  
Seller

J. Dalton Moore

Carroll D. Hester  
Carroll D. Hester, Purchaser

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared before me J. Dalton Moore

and made oath that he saw the within named Terry G. Cline Co., Inc. by its duly authorized officer as Seller, and Carroll D. Hester as Purchaser, sign, seal and deliver the within written Contract for Sale of Real Estate and that he with \_\_\_\_\_

Patrick H. Grayson, Jr. witnessed the execution thereof.

SWORN to before me this the

18th day of May, 1976.

Patrick H. Grayson, Jr. (L.S.)

J. Dalton Moore

Notary Public for South Carolina

My Commission Expires: 11-19-79

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