

IT IS FURTHER AGREED that the Purchasers will insure and keep insured the houses and buildings on said lot in a sum not less than Eight Thousand (\$8,000.00) Dollars by fire and extended coverage insurance in a company or companies satisfactory to the Sellers and assign and deliver the policy or policies of insurance to the Sellers, and that in the event the said Purchasers shall at any time fail to do so, then the Sellers may cause to be insured and reimburse themselves for the premium with interest as aforesaid.

IT IS FURTHER AGREED THAT the Purchaser will pay all taxes and public assessments on the aforementioned property as the same shall from time to time become due and payable and, in the event the said Purchasers shall at any time fail to pay said taxes or public assessments as they become due, then the Sellers may cause the same to be paid themselves and reimburse themselves for said payment with interest as aforesaid.

IT IS AGREED that time is of the essence for this contract and if the aforementioned payments of principal and interest are not made when due, the Sellers shall be discharged in law and equity from all liability to make said deed and may treat the Purchasers as a tenant holding over after termination or contrary to the terms of a lease and the Sellers shall be entitled to retain by way of liquidated damages or rent, so much as has been paid under this contract, or they may enforce the payment of a note which is to be given by the Purchasers to the Sellers contemporaneously with the execution of this contract evidencing the balance due on the purchase price of the aforementioned property.

THE WITHIN CONTRACT shall be binding on the parties hereto, their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF we have hereunto set our hands and seals on the day and year first above written.

Edward C. Ligon, Jr.  
Lucille D. Ligon

William E. Kluge L.S.  
Hazel W. Kluge L.S.  
Edward C. Ligon, Jr. L.S.  
Lucille D. Ligon L.S.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PERSONALLY appeared before me Edward S. Way and made oath that he saw the within named Edward C. Ligon, Jr., Lucille D. Ligon and William E. Kluge and Hazel W. Kluge sign, seal and as their act and deed deliver the within written agreement, and he with Edward S. Way witnessed the execution thereof.

SWORN TO before me this 17  
day of Dec 1956 A.D.

Edward S. Way

Edward S. Way L.S.  
Notary Public for South Carolina



Recorded December 21st, 1956 at 11:02 A.M. #31456