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It is agreed that time is of the essence of this contract. If the Purchaser fails to pay the deferred balance, the taxes and insurance, as provided for herein, within thirty days after the same becomes due or if he breaches any of the other terms and conditions of this contract, the Seller may at her option declare the entire unpaid purchase price due and payable and terminate this contract. In the event of such default, the Seller shall be discharged from all liability to convey said property and may retain any amount paid by the Purchaser as rent for the use of said property, and as liquidated damages for the breach of this contract.

It is understood and agreed that this instrument covers the entire agreement between the parties and that no representations or statements not included herein shall be binding on the Seller.

The description of the land covered by this contract is as follows:

All that certain piece, parcel or lot of land in the state of South Carolina, county of Greenville, in Bates Township, on the northeastern side of Hart Street in the Town of Travelers Rest, being shown as Lot 3 on a plat of property of G. P. Peterson made by Pickell and Pickell on January 22, 1947, and described as follows:

Beginning at a stake on the northeastern side of Hart Street at the corner of Lot 2 which is 221.1 feet from the edge of pavement of U. S. Highway 25 and running thence along the northeastern side of Hart Street N. 36-30 W. 74 feet to a stake at the corner of Lot 4; thence with the line of Lot 4, N. 54-00 E. 140 feet to a stake; thence S. 36-30 E. 74 feet to a stake at the corner of Lot 2; thence with the line of said lot S. 54-00 W. 140 feet to the beginning corner.

Executed at Greenville, S. C., this the 21 day of

June, 1958.

IN THE PRESENCE OF:

W. V. Wilkin  
Scarlet Cook

Corothy J. Bieker  
Seller

William A. Coleman Jr.  
Purchaser

(Continued on next page)