

It is understood and agreed that the Seller will pay all Greenville County taxes due on said property through the year 1962 with the Purchaser to pay such taxes becoming due for successive years.

Upon the Purchaser paying the purchase price above set forth within the specified period of time or at such earlier time as he may anticipate the unpaid balance on said lot, the Seller will execute and deliver to the Purchaser a good fee simple general warranty deed to said property free and clear of all liens and encumbrances, excepting that said deed should be made subject to restrictive and protective covenants applicable to Rolling Green Real Estate Company dated November 21, 1961. However, in the event any monthly installments due hereunder are in arrears and unpaid for a period of ninety days or the balance due on said purchase price is not paid within the total period of thirty-six (36) months allotted, this contract shall thereupon terminate and become null and void and any and all payments made by the Purchaser prior to such default shall be forfeited by the Purchaser to the Seller as liquidated damages for the breach of this contract.

IN WITNESS whereof the parties have hereto set their hands and seals this 24<sup>th</sup> day of October, 1962.

ROLLING GREEN REAL ESTATE COMPANY

By: C. N. Stevens Trustee (SEAL)  
Seller

W. W. Martin (SEAL)  
Purchaser

IN THE PRESENCE OF:

[Signature]  
[Signature]  
[Signature]

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