

The buyer shall keep the property in a reasonable state of repair. He shall have the right to place further improvements upon the property, but should he default on the contract, such improvements will be the property of the seller. In the event that the seller believes that the property is not in proper repair, he shall notify the buyer, and the buyer shall make such repairs as may be required within thirty days after notice. However, should there be a reasonable dispute concerning such repairs, the buyer shall have the right to petition the Court for a determination, and shall not be prejudiced pending the hearing of such action. A reasonable state of repairs shall be as good as the property now is, but no better.

If any payment is not made within fifteen days after the same shall come due, or if the buyer fails to pay the taxes and maintain proper insurance on the property, or if he fails to keep the property in proper repair after having received notice to do so, the seller shall have the right to declare this contract forfeited and terminated. In such case the seller may retain all payments made as rent and liquidated damages. However, if the buyer should have paid more than required by the terms of this contract, he shall be entitled to a refund of such excess payment; except that the seller may retain any sums proper to cover repairs which the buyer has failed or refused to make.

Upon breach of this contract, the seller shall be entitled to immediate possession of the property.

The buyer shall use this property solely as his personal residence, and shall not rent the same to others without the written consent of the seller; nor shall he assign this contract without the written consent of the seller.

Upon full compliance of this contract, the seller shall

(Continued on next page)

ABRAMS, BOWEN
AND TOWNES

808 E. NORTH STREET
P. O. BOX 10118 FEDERAL STATION
GREENVILLE, S. C.

28603

PAGE