

IT IS ALSO AGREED between the parties hereto that the Purchasers are to remain in possession of the premises until default as hereinabove set forth, and the Purchasers agree that they will commit no waste upon the premises or allow the same to be committed and the Purchasers agree 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 Purchasers as tenants holding over after termination and shall be entitled to retain the monthly payments already paid as rent.

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

The Purchasers 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.

In the presence of:

Patrick H. Grayson, Jr.
Mary S. Martin

Laurie B. Koch (SEAL)
Laurie B. Koch, Seller

Harold Lee, Jr. (SEAL)
Harold Lee, Jr., Purchaser

Lela Sue Lee (SEAL)
Lela Sue Lee, Purchaser

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Mary S. Martin and made

oath that she saw the within named Laurie B. Koch, as Seller, and Harold Lee, Jr. and Lela Sue Lee, as Purchasers, sign, seal and deliver the within written Contract for Sale of Real Estate, and that she with Patrick H. Grayson, Jr. witnessed the execution thereof.

SWORN to before me this the 10th day of December, 1970.

Patrick H. Grayson, Jr. (L.S.)
Notary Public for South Carolina
My Commission Expires Nov. 19, 1979

Mary S. Martin
Contract for Sale of Real Estate
Recorded December 11, 1970 At 1:59
P.M. # 13794