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The party of the second part is to pay all taxes which may be assessed against said property, beginning with the year 1934, and in addition is to pay all fire insurance premiums and to carry not less than One Thousand (\$1,000.00) Dollars fire insurance upon the dwelling located upon said lot.

It is mutually understood and agreed between the parties hereto, and as a part of the consideration for this contract, that time is of the essence of this agreement, and if the party of the second part shall be in arrears or in default in payment of the monthly payments herein specified for a period of thirty (30) days or more, that in such event the party of the first part shall have the right to treat the party of the second part as a tenant holding over after the expiration of his lease, and this contract shall become null and void, and all payments made by the party of the second part to the party of the first part shall be forfeited as liquidated damages.

The party of the first part agrees that upon the payment of the contract price hereinabove set forth, and upon compliance with all the terms and conditions herein stated upon the part of the party of the second part, that the party of the first part will execute and deliver unto the said party or the second part, his heirs and assigns, a good and marketable deed, in fee simple, free of encumbrance or lien, to the property hereinabove described.

In consideration of the covenants and agreements upon the part of the party of the first part, the party of the second part agrees to purchase the property hereinabove described, subject to all the terms and conditions herein above set forth, and agrees to pay the purchase price herein stated, taxes and insurance premiums in the manner hereinabove stipulated.

It is further mutually understood and agreed that this contract shall bind ourselves, our heirs executors, administrators and assigns.

In witness whereof, the parties have hereunto set their hands and affixed their seals this the 6th day of March, A. D. 1934.

Signed, sealed and delivered in the presence of:

a. J. B. Morris,
b. C. J. Gibson.

C. P. Sorbet (L. S.)
Party of the First Part.

Codie Hix (L. S.)
Party of the Second Part.

State of South Carolina,

County of Greenville.

Personally appeared before me J. B. Morris who, upon being first duly sworn, says: That he saw the within named C. P. Sorbet, as party of the first part, and Codie Hix, as party of the second part, sign, seal and as their act and deed deliver the within instrument for the uses and purposes therein mentioned, and that he with C. J. Gibson witnessed the execution thereof.

Sworn to and subscribed before me this
the 6th day of March, A. D. 1934.

L. D. Chiles (S. A.)

J. B. Morris.

Notary Public for State of S. C.

Recorded this the 16th day of March, 1934, at 4:10 P. M. #3131.