

upon said property from and after the date of this instrument as well as, all insurance premiums which shall become due from time to time.

It is expressly understood and agreed that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear is excepted.

In the event the Purchaser fails to make any payment on or before the time stated in the paragraph above, this contract shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

Upon the Purchaser paying the consideration hereinabove expressed, the Seller will execute and deliver to said Purchaser, his heirs and assigns, a good fee simple title by way of general warranty deed.

This Contract shall be binding upon the parties hereto, their heirs and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals the year and day first above written.

SELLER:

Mary Collins Moore
Mary Collins Moore

IN THE PRESENCE OF:

Sarah P. James
William B. James

PURCHASER:

R. F. Tucker
R. F. Tucker

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Sarah P. James and made oath that she saw the within named Mary Collins Moore as Seller and R. F. Tucker as Purchaser, sign seal and as their act and deed, deliver the within written instrument for the uses and purposes therein mentioned and that she with William B. James witnessed the execution thereof.

Sarah P. James

SWORN to before me this
17th day of January, 1966.

William B. James
Notary Public for South Carolina

Recorded January 27th., 1966 At 11:57 A.M. # 21956