

fully retired, and thereafter to make said payments directly to the Seller, herein, his heirs, executors, administrators or assigns: It is further understood and agreed between the parties that during the entire term of this contract, the Purchaser will pay all property taxes, or other assessments, will keep the property insured with extended coverage insurance to the extent of its full insurable value, and pay all premiums there, and will also maintain said property in good repair at all times.

It is further understood and agreed that upon complete performance by said Purchaser of his obligation hereunder, the Seller will deliver to the Purchaser a general warranty deed to the premises aforesaid, conveying a fee simple title thereto, free of liens or other encumbrances. It is further understood and agreed, however, that time is of the essence of this contract, and that if the payments hereinabove provided are not made as and when due, or if the Purchaser should fail to fulfill any of his other obligations hereunder, the Seller shall be discharged from all liability in law and equity, to make and deliver said deed, and may treat said Purchaser as tenants holding over after termination, and shall be entitled to claim and recover, or retain already paid, the amounts paid hereunder as rental for said property, and by way of liquidated damages.

In Witness Whereof we have hereunto set our hands and seals this the 25th day of February, 1959.

In the presence of:

Walter P. White

J. H. Mauldin Seller H. N. Mauldin Attorney in Fact

H. Ray Davis

[Signature] Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Walter P. White and made oath that he saw the within named J. H. Mauldin, by H. N. Mauldin, Attorney in Fact, as Seller and Johnnie Baker, as Purchaser sign, seal and as their act and deed deliver the within written Contract for Sale of Real Estate, and that he with H. Ray Davis, witnessed the execution thereof.

Walter P. White

SWORN to before me this 25th day of February, 1959.

H. Ray Davis (L.S.)
Notary Public for South Carolina

Recorded February 26, 1959 at 2:31 P. M.
#22057