

fee to the survivor.

5. When the purchasers have paid the balance of the purchase price with accrued interest and all taxes and insurance premiums, the Seller agrees to give to the Purchasers a fee simple general warranty deed to the said lot of land hereinabove described, free and clear of liens and encumbrances, subject only to recorded rights of way and building restrictions.

6. It is agreed that time is of the essence of this contract. If the purchasers fail to pay the deferred balance as provided for herein, or fail to pay the taxes or insurance premiums as the same become due or if they breach any of the other terms and conditions, Seller may at his option declare the entire unpaid purchase price, due and payable and terminate this contract. In the event of such default, the Seller shall be discharged from any liability to convey said property and may retain any amount paid by the Purchasers as liquidated damages for the breach of this contract and as rental charges for the use of said property. Purchasers agree that in the event of default in the payment of the monthly installments or violation of any of the terms and conditions of this contract, and the Seller terminates this contract, they will move from said premises and surrender the same peaceably to the Seller.

7. The Purchasers have thoroughly inspected the house located on the premises above described and are satisfied with the workmanship and materials used in its construction, and accept the said house in its present condition, and understands that no warranty of quality of construction is given by the Seller.

Executed at Greenville, S. C., this the day and year first above written.

IN THE PRESENCE OF:

H. H. Hingem
[Signature]

W. W. Hingem
 Seller

[Signature]
[Signature]
 Purchasers

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