

The sum of \$75.00 to be paid on February 1, 1961 and the sum of \$75.00 on the 1st day of each month and continuing thereafter until the principal and interest is paid in full. The aforesaid monthly payments are to be applied monthly, first to interest at the rate of six per cent (6%) on the principal balance of \$10,100.00, or so much thereof as may from time to time remain unpaid, and the balance of each monthly payment to be applied on the principal.

Privilege is given the borrower to pay all or any part of the principal at any time.

The Seller agrees that upon the payment of the full principal balance due hereunder and interest as above provided, that he will execute to the Purchaser a general warranty deed conveying the above described property to the Purchaser, free and clear of liens and encumbrances but subject to any existing restrictions or easements affecting said property.

It is further agreed that the Seller pay all tax on the property through the year 1960 and that all taxes thereafter accruing shall be paid by the Purchaser.

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The Purchaser herein agrees that she will keep the improvements on the property above described insured against fire, with extended coverage endorsement attached to the policy, for a sum of not less than \$8,000.00, and shall promptly pay all premiums coming due under said policy.

In the event the Purchaser should fail to make the payments herein provided for or should fail to perform any other covenant or agreement contained herein, then the Seller herein may terminate this contract and take immediate possession of the premises, retaining any amount that has been paid hereon as liquidated damages for the breach thereof by the Purchaser or pursue any other remedy available to it under the laws of the State of South Carolina.

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