

day of each month thereafter for a period of twenty-four months, with the understanding that the \$50.00 per month is to be applied on the present mortgage debt owed to Fountain Inn Federal Savings & Loan Association by the Sellers.

It is further understood and agreed that at the end of the twenty-four installments above set forth the amount of said payments credited by Fountain Inn Federal Savings & Loan Association toward the principal balance of the debt shall be credited by the Sellers to the total purchase price of Fifty-Four Hundred thirty (\$5,430.00) Dollars, and the purchaser shall at that time secure a maximum loan (up to the balance owed) at Fountain Inn Federal Savings & Loan Association or some other creditable lending institution in order to pay to the Sellers the then outstanding balance.

Sellers agree in accordance therewith that if the purchasers are unable to secure a loan for a sum sufficient to pay off the remaining purchase price, that Sellers will accept either a second mortgage or an escrow share account for the difference between the balance and the mortgage secured. Should the Sellers be required to accept a second mortgage, it is understood that the same is to draw interest from the execution thereof at the rate of $6\frac{1}{2}$ per cent per annum, and is to be amortized over a period not to exceed two years, and shall not exceed \$500.00. If satisfactory arrangements are not made within sixty (60) days after the expiration of the twenty-four payments period as above set forth, then this contract shall be null and void and the payments made shall be forfeited as rent.

Recorded this 26th day of August, 1963, at 11:20 A.M., No. 6039