

Upon the purchasers paying the purchase price above set forth, the Seller will execute and deliver to Purchasers a good fee simple warranty deed to said property, free and clear of all encumbrances, with dower renounced thereon. However, in the event any monthly installments of the purchase price are in arrears and unpaid for a period of thirty days, this contract shall terminate at the option of the Seller and said Seller shall have the right to retain any payments made prior thereto on this contract as liquidated damages to cover expenses and loss sustained by the Seller. Should the Seller fail to exercise said option, such failure shall not constitute a waiver to exercise the same at a future failure to pay as promised.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 1st day of October, 1963.

In the presence of:

Mae Nichols

James F. Nichols (SEAL)
Seller

R. O. Nichols

Robert A. Bolt (SEAL)
Purchaser

Lucy B. Bolt (SEAL)
Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Mrs. Mae Nichols, who being duly sworn, says that she saw the within named J. F. Nichols as Seller, and Robert A. Bolt and Lucy B. Bolt, as Purchasers, sign, seal and as their act and deed, deliver the within written instrument and that she with ~~Mae Nichols~~ R. O. Nichols witnessed the execution thereof.

SWORN to before me this 1st day of October, 1963.

Mae Nichols

Theresa E. Smyce (SEAL)
Notary Public for S. C.

Recorded December 10, 1963 At 2:19 P.M. # 16797