

Upon making the first payment agreed to hereunder the buyers shall be entitled to take possession of the premises and shall be entitled to retain possession of the same while this contract is in force and effect.

The buyers agree that they will pay all property taxes beginning January 1, 1966 and that they will insure the premises against loss by fire for the benefit of the seller in the minimum amount of \$4,000.00 commencing January 1, 1966.

It is further understood and agreed that should the buyers become in arrears for thirty days on any monthly payment, that this contract at the option of the seller shall become null and void and that the seller shall retain all amounts paid by the buyers as rent or liquidated damages.

IN WITNESS WHEREOF the parties above named have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of:

<u>Theodore A. Snyder, Jr.</u>	<u>J. C. Abercrombie</u> Seller
<u>Mary C. Templeton</u>	<u>Dendy E. Banks</u>
<u>Richard H. Benson</u>	<u>James B. Banks</u> Buyers
<u>Mary C. Templeton</u>	

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

P R O B A T E

PERSONALLY APPEARED Before me Mary C. Templeton who, on oath, says that she saw J. C. Abercrombie sign, seal and as his act and deed deliver the within contract of purchase and sale and that she with Theodore A. Snyder, Jr. witnessed the execution thereof.

SWORN TO Before me this 15th day of April, 1965.

Theodore A. Snyder, Jr. (LS) Mary C. Templeton
Notary Public for South Carolina

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

P R O B A T E

PERSONALLY APPEARED Before me Richard H. Benson who, on oath, says that he saw Dendy E. Banks and James B. Banks sign, seal, and as their act and deed deliver the within contract of purchase and sale and that he with Mary C. Templeton witnessed the execution thereof.

SWORN TO Before me this 17th day of April, 1965.

Mary C. Templeton (LS) Richard H. Benson
Notary Public for South Carolina

Recorded June 3rd., 1965 At 1:15 P.M. # 33910