

Thousand Seventy and No/100 (\$2,070.00) Dollars, which shall be considered as interest for the six (6) month period at the rate of twelve (12%) percent on the balance of Thirty-Four Thousand Five Hundred and No/100 (\$34,500.00) Dollars. The payment of Three Hundred Forty-Nine and 31/100 (\$349.31) Dollars is computed on a balance of Thirty-Four Thousand One Hundred Seventy-Five and 92/100 (\$34,175.92) Dollars which will be the balance due after the six (6) installments of One Hundred Seventy-One and 35/100 (\$171.35) Dollars.

The Purchaser is aware that the Sellers have two (2) mortgages on the premises as described - first mortgage to Cameron-Brown Company and second mortgage to Union Home Loan Corporation of South Carolina.

At the option of the Sellers, the indebtedness secured hereby shall become due and payable if the Purchaser shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument, as well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear is expected.

In the event the Purchaser fails to make any payment as set forth above on its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Sellers and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Sellers herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

Upon the Purchaser paying the consideration herein expressed, the Sellers will execute and deliver to the said Purchaser, his heirs and assigns, a good fee simple, title by way of a general warranty deed.

This Contract shall be binding upon the parties hereto, their heirs and assigns.

IN WITNESS WHEREOF we have hereunto set our hands and seals the year and day first above written.

WILLIAM B. JAMES
ATTORNEY AT LAW
114 WILLIAMS STREET
P. O. BOX 3037
GREENVILLE, S. C.
29602