

amount to be computed on the exact date on which each payment is received from the Buyer.

Interest, taxes, rents and insurance are to be prorated as of the first day of August 1931.

3. It is covenanted and agreed that if the said Buyer shall make default in the payment of any of the said monthly installments of said purchase price, then this contract shall at the option of the seller become void and both parties hereto, if by seller declared void, shall be released herefrom, and all payments which shall have been made hereunder shall be retained by the said seller as consideration for the release of said Buyer herefrom and as liquidated damages, and seller may sell and convey the same to any other person free from claim of Buyer his heirs, Executors or Administrators or assigns. The failure of said seller to exercise the option, aforesaid, at any time of any default, shall not operate to have or abridge his right to exercise such option upon any subsequent default on the Buyer. It is agreed that a letter mailed to the Buyer at No. 13 State Building, Greenville, S. C. shall be sufficient notice of the exercise of such option upon any subsequent default on the Buyer. It is agreed that a letter mailed to the Buyer at No. 4 State Building Greenville, S. C. shall be sufficient notice of the exercise of such option by the seller.

4. It is further agreed that said Buyer shall have the right to pay the balance of said installment at any time before maturity.

5. The Buyer agrees to pay all taxes upon said property during life of this contract, and also to pay fire insurance premiums.

6. That time is the essence of this contract.

In witness whereof we do hereunto set our hands and seals, in duplicate, this the 17th day of July, 1931.

Signed, sealed and delivered in the presence of:
J. Hudson Williams
R. M. Caine
E. W. Wyatt (Seal)
Willie W. Bradley Seal
Buyer

State of South Carolina, County of Greenville
Personally comes before me R. M. Caine who on oath says that he saw the within named E. W. Wyatt and Willie W. Bradley sign, seal and as their act and deed deliver the within written agreement and that he with J. Hudson Williams witnessed the execution thereof.

Witness to before me this the 17th day of July, 1931.

J. Hudson Williams (Seal)
R. M. Caine
Notary Public for S. C.
Recorded July 26, 1931 at 3:52 P. M.

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