

the Purchaser a warranty deed, conveying said property to said Purchaser, subject to the balance due on said mortgage, which the Purchaser has assumed and agreed to pay.

(3) It is understood and agreed that all taxes, insurance and interest on the \$6,000.00 mortgage above referred to are to be prorated as of this date and paid at the time the deed is delivered.

(4) It is expressly understood and agreed that time is the essence of this Contract, and that on the failure of the Purchaser to promptly perform all terms, covenants and conditions of the said note and mortgage when due, then this shall be null and void, and the Purchaser shall forfeit all rights thereunder, and all sums paid by him shall be forfeited as liquidated damages. The Purchaser agrees to furnish the Seller with such evidence of payment and performance of the conditions of said note and mortgage as the Seller may require from time to time.

IN WITNESS WHEREOF We have hereunto set our Hands and Seals in duplicate this 1st day of October, 1948.

Signed, Sealed & Delivered  
in the presence of:

Kathryn L. Brown  
E. M. Blythe, Jr.

Ruth B. Mauldin (SEAL)  
Seller

James Perry Taylor (SEAL)  
Purchaser

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STATE OF SOUTH CAROLINA )  
                                  :  
COUNTY OF GREENVILLE )

P-R-O-B-A-T-E

PERSONALLY APPEARED Before me Kathryn L. Brown, who, being first duly sworn, says: That she saw the within named Ruth B. Mauldin, as Seller, and James Perry Taylor, as Purchaser, sign, seal and as their act and deed, deliver the foregoing Contract for Sale, and that she with E. M. Blythe, Jr., witnessed the execution thereof.

SWORN TO Before me this  
1st day of October, 1948.

E. M. Blythe, Jr. (SEAL)  
Notary Public for South Carolina

Kathryn L. Brown

Recorded October 4th. 1948 at 10:02 A. M. #21764