

warranty deed to Vendee, or its nominee, in form and substance satisfactory and acceptable to Vendee, fee simple title in and to said premises free and clear of all liens and encumbrances, including general taxes and special assessments, (except such taxes as Vendee is herein obligated to pay), and with release of dower, courtesy, homestead and any and all statutory rights.

(2) If at the time of purchase there shall be a valid mortgage, trust deed or like encumbrance against said premises, Vendee shall have the right to deduct from said purchase price and pay to the proper party the amount of indebtedness evidenced by such instrument, and if such payment cannot then be made or if such indebtedness cannot then be paid off and fully satisfied, Vendee shall have the right to deduct from the purchase price and retain the amount of such indebtedness, together with accrued interest, and conveyance of said premises shall be made subject to such encumbrance, Vendee assuming payment of the indebtedness evidenced thereby.

(3) All recording fees for recording any instrument to clear the title to said premises and all necessary Documentary Tax Stamps shall be paid by Vendor and the cost of recertifying the Abstract of Title down to the date of the delivery of the deed shall likewise be paid by Vendor.

(4) Should Vendee purchase said premises under the right, privilege and option to purchase, as hereinabove set forth, Vendee shall not in any manner be liable for any broker's commission, fee or charges in connection with said sale.

(5) Vendor understands that Vendee contemplates purchasing said premises for the purpose of erecting, constructing, and operating thereon a gasoline and oil filling and service station, and in connection therewith may be required to obtain certain licenses and permits, and if said abstract discloses any restriction by deed or otherwise, prohibiting the use of said premises for such purpose, or if there be any laws, ordinances or regulations of any state, county, municipal or regulatory body, prohibiting the use of said premises for such purpose, or if any permits are required to construct a gasoline and oil filling and service station on said premises and the same cannot be procured by Vendee, then the notice of the election of Vendee to exercise this option shall not be binding upon Vendee and this option shall become null and void and neither party hereto shall be bound by this agreement.

(6) All notices herein provided for shall be in writing and may be given provided by the statutes of the State of South Carolina or in the following manner; notice may be given Vendor by depositing same in the United States registered mail, postage prepaid, in an envelope addressed to Vendor and directed to Vendor at Mauldin, S. C.

or delivered to Vendor in person. Notice may be given Vendee by depositing same in the United States registered mail, postage prepaid, in an envelope addressed to Vendee at ~~577 West Peachtree Street, Northwest, Atlanta, Georgia~~ PO Box 4 Brawood Station, Greenville S.C.

WITNESS the hands and respective seals of the parties hereto, respectively witnessed or attested the day and year first above written.

Signed, sealed and delivered in the presence of:

R. T. Price

Jas. A. Baldwin (SEAL)

Rev. Marlowe Durham

Mary B. Baldwin (SEAL)
ATTEST:

H. M. Lee
(If a Corporation)

(Acknowledgment of Vendor should be taken in all instances in form and manner required by law of the State in which the premises are located.)

SED-12 4-21-54 (2)
500 copies
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY Appeared before me R. T. Price who, being duly sworn, says that he saw the within named Jas. A. Baldwin and Mary B. Baldwin sign, seal and as their act and deed deliver the foregoing instrument for the purposes therein mentioned, and that he with Rev. Marlowe Durham witnessed the execution thereof.

SWORN to before me this 31st day of July, A.D. 1956.
R. T. Price (SEAL)
Notary Public for S.C.

R. T. Price

Recorded August 9th, 1956 at 2:15 P.M. #20320