The Seller agrees that when the unpaid balance of principal, interest, insurance and taxes has been reduced to One Thousand Five Hundred And No/100 (\$1,500.00) Dollars, that he will deliver to the Buyer a deed conveying good and marketable title in fee simple to said property, free of all encumbrances except the mortgage herein referred to. Upon delivery of said deed the Buyer will execute to the Seller her note secured by first mortgage over said property payable at the rate of Fifty And No/100 (\$50.00) Dollars per month and drawing interest at the rate of six (6%) per cent payable as herein set forth. The Seller agrees that the Buyer may take possession of said promises immediately upon the execution of this Contract.

It is further understood and agreed that should the Buyer become in arrears for sixty (60) days on any monthly period 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 Buyer as rent or liquidated damages.

IN WITNESS LHEREOF, the Parties above named have horeunto set their hands and seals in duplicate this the day and year above written.

Seller (18)

Buver

Moned, Realed and belivered in the transparence of:

This is south Chapting )

COUNTY OF GREENILLE )

on onto, mays that she saw the within named Jomes T. Gwin, weller, and Catherine J. HoBee, Buyer, sign, seal and as their act and deat jelly r the within written Contract of Purchase and Inte and that the with I. D. Workman witnessed the execution thereof.

Colfered xxxxxx

ACM TO Before me this the

4 day of July, 1957.

\_\_\_\_(LS)

Hotars whlic for South Carolina

Recorded July 19th, 1957 at 12:34 P.M. # 1770 f