

balance due under this contract and do further agree to maintain the premises in a state of good repair.

The seller does hereby grant unto the purchaser the following option: that five(5) years after date of the signing of this instrument the seller, provided that the purchaser has made all payments on time as they fall due, shall give a good and sufficient warranty deed to the property hereinabove described to said purchaser or her heirs and assigns, provided however, that purchaser will execute unto the seller a good and sufficient mortgage covering the balance due as of that date still unpaid on said Bond for Title as herein expressed.

In the event the purchaser shall fail to make said monthly payments within fifteen(15) days after said payments are due or shall fail to comply with the other covenants of this contract, then in either event this agreement, at the option of the seller, shall terminate and any and all payments made by said purchaser prior thereto shall be forfeited by the purchaser to the seller herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the purchaser paying the considerations hereinabove expressed the seller will execute and deliver to said purchaser, her heirs and assigns, a good fee simple title by way of general warranty deed.

IN WITNESS WHEREOF, we have hereunto set our hands this day of August, 1957

In the presence of:

Clyde R. Wright  
Judy York

Levis L. Gilstrap  
seller  
Lloyd W. Gilstrap  
seller  
Frances B. Anderson  
purchaser

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY appeared before me Judy York and made oath that he saw the within named Lloyd W. Gilstrap and Levis L. Gilstrap, sellers and Frances B. Anderson, purchaser, sign, seal and as their act and deed, deliver the within written instrument, and that he with Clyde R. Wright witnessed the execution thereof.

Sworn to before me this day of August, 1957

Clyde R. Wright (Seal)  
Notary Public for S. C.  
Judy York

Recorded February 1st, 1963 at 12:34 P.M. # 19404