

3. The purchaser herein shall be let into immediate possession of the premises and he shall use and keep them in a good and sufficient state of repair, shall pay all taxes hereafter to accrue, taxes for the current year being pro-rated, and shall obtain fire and extended coverage insurance in not less amount than the sum of Twenty Five Hundred (\$2500.00) Dollars covering the improvements situated thereon. Said purchaser shall be responsible for all licenses, utility bills and other items in connection with the use of said property from this date forward.

4. The purchaser shall not use said premises for any unlawful business or business which might constitute a public nuisance.

5. Monthly payments shall be made by mail addressed to Thomason Realty Company at Mountville, South Carolina, or may be made at the offices of such bank or trust company as may be designated in writing by the said Thomason Realty Company.

6. It is understood and agreed that when so much as Five Thousand (\$5,000.00) Dollars of the principal amount of purchase price has been paid, that the purchaser may demand a deed to the premises and he will execute and deliver a purchase money mortgage covering the premises to secure the payment of the balance of the purchase price, the terms of said note and mortgage to contain all usual covenants and the plan of payment to be the same as outlined herein.

7. The Thomason Realty Company will, at its own expense, execute and deliver a good and sufficient deed conveying title to the purchaser in fee simple, free from encumbrances and dower as provided in the preceding paragraph or at such time as full payment shall have been made for the premises. The expenses of preparing purchase money mortgage and recording deed and purchase money mortgage will be borne by the purchaser. Any survey shall be at the expense of purchaser.

8. In the event the purchaser shall fail to pay any payment required by the terms of this contract on the due date he shall be allowed a grace period of one month for all payments accruing after one year from the date hereof. In the event the purchaser shall fail to pay any payments required hereby on or before the due date, or within the grace period hereinbefore stated if said payment be due more than one year from the date hereof, then and in that event the Thomason Realty Company or its successors and assigns may declare this contract terminated and demand, at its option, payment in full of all remaining sums due under the terms of the contract, or declare said contract terminated and amounts theretofore paid forfeited as rent and liquidated damages. Notice of intention to terminate the contract shall be sent by registered or certified mail to the purchaser at the address stated herein and the mailing of such notice and proof thereof by the Post Office Department shall be sufficient proof of the termination of this contract. In the event of termination of the contract the purchaser will surrender peaceable possession of the said premises within thirty days from the date of such mailing of notice.

IN WITNESS WHEREOF the said Thomason Realty Company has caused these presents to be executed by James H. Thomason, Sr., its president, and James H. Thomason, Jr., its secretary, its duly authorized officers, and the said James J. West has executed same in his own right.

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