

place of business of the Sellers, 7 Mallard Street, Greenville, South Carolina, or such other place as shall be designated in writing by the Sellers.

Privilege is granted to the Purchaser to prepay on any payment date the entire indebtedness, or any part thereof, provided any partial anticipation of payment is in accordance with the Amortization Schedule.

If any deficiency in the payment of any installment under this agreement is not made good prior to the due date of the next such installment, the entire principal sum and accrued interest shall at once become due and payable without notice, at the option of the Sellers. In the event of default in the payments under this agreement, and if it is placed in the hands of an attorney at law for collection, or through legal proceedings of any kind, the Purchaser agrees to pay all costs of collection, including a reasonable attorneys' fee.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due and should be in default as above set forth, then the Sellers shall be discharged in law and equity from all liability to make said deed, and may treat the Purchaser as tenant, holding over after termination, or contrary to the terms of this instrument, and they shall be entitled to claim and recover, or retain if already paid, all sums paid to them, the same to be held as rent and liquidated damages.

Taxes for the year 1965 are to be prorated as of April 1, 1965, settlement therefor to be made January 1, 1966, and thereafter Purchaser agrees to pay all taxes and assessments while this contract is in force, and a failure so to do shall constitute a material breach of this contract. Purchaser further agrees to insure the building located on the premises against the perils of fire and those perils covered by extended coverage, in the amount of ^{Seven thousand (\$7,000)} ~~Twelve~~ Thousand and No ^{17,000.00} ~~12,000.00~~ One-Hundredths (\$~~12,000.00~~) Dollars, and pay the premium therefor, all during *J. B. Simpson* the life of this agreement, causing appropriate endorsements to be issued insuring the Purchaser and Sellers as their respective interest may appear. Failure to maintain *AKC*

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