

Hundred Forty-Six and 02/100 (\$16,246.02) Dollars, payable as follows: One Thousand Four Hundred (\$1,400.00) Dollars paid herewith, receipt whereof is hereby acknowledged, Seven Hundred (\$700.00) Dollars at any time within One Hundred Eighty (180) days from date of closing, and One Hundred Thirteen and 01/100 (\$113.01) Dollars payable on the first of April, 1968, and One Hundred Thirteen and 01/100 (\$113.01) Dollars on the first day of each month thereafter until paid in full. All payments to be applied first to interest at the rate of six (6%) per cent, and the balance to principle.

It is understood and agreed that the Seller will use the monthly payments as aforesaid to make payments to Greer Federal Savings and Loan, who holds a mortgage on said property of record in the Office of the RMC for Greenville County in R. E. M. Book 1025 at Page 174, which payments includes taxes and insurance.

It is expressly understood and agreed that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear excepted.

In the event the Purchaser fails to make any payment on or before the time stated in the paragraph above, this Contract shall thereupon terminate at the option of the Seller and any and all payments made by the 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 consideration hereinabove expressed, the Seller will execute and deliver to said Purchaser, his heirs and assigns, a good fee simple title by way of general warranty deed.

It is understood and agreed between the parties hereto that at any time the Purchaser hereof desires to refinance

(Continued on next page)