

3. It is understood and agreed by and between the parties hereto that the Purchasers are to take immediate possession of the property and take the property "as is," and shall be responsible for all maintenance and upkeep and utilities utilized in connection with the occupancy of said property.

4. It is further understood and agreed by and between the parties that the Purchasers shall be responsible for taxes and insurance and upon proof of payment of said items being presented to them by the Seller, shall reimburse the Seller therefor.

5. It is further understood by and between the parties hereto that time is of the essence and default in any of the terms and conditions herein shall be considered a breach of this contract and the monies heretofore paid by the Purchasers shall be considered as liquidated damages and rent for the premises herein and the Seller will have the option to declare the contract null and void.

6. It is further understood and agreed by and between the parties hereto that no major alterations shall be effected concerning the realty herein without prior approval of the Seller.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of February, 1969.

IN THE PRESENCE OF:

[Signature]
Sandra Martin

[Signature]
 Herbert E. Rudd, Seller
[Signature]
 Barbara DeJong, Purchaser
[Signature]
 Kenneth S. Bolds, Purchaser

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Herbert E. Rudd, Seller, and Barbara DeJong and Kenneth S. Bolds, Purchasers, sign, seal and as their act and deed deliver the within Contract and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of February, 1969

[Signature] (SEAL)
 Notary Public for South Carolina
 My commission expires January 1, 1970

Sandra Martin
 Contract for Sale of Real Estate
 Recorded February 28, 1969 At 12:39 P.M. # 20439