

Conditioned upon the Purchaser performing the work and furnishing the materials and labor necessary to construct for David F. Simpson a dwelling belonging to David F. Simpson, Route Three, Acker Road, Belton, South Carolina, in accordance with the specifications herein attached and made a part hereof, and assumption of that mortgage given by David F. Simpson to Fidelity Federal Savings & Loan Association, dated May 17, 1963, in the amount of Five Thousand Five Hundred and No/100 (\$5,500.00) Dollars, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 922, Page 574, on which there remains unpaid a balance of approximately \$ 2,200⁰⁰.

The Seller agrees that upon compliance with this Contract, that he will execute to the Purchaser a general warranty deed free and clear of encumbrances to the Purchaser, except the mortgage given by David F. Simpson to Fidelity Federal Savings & Loan Association, which is to be assumed, to such person or persons as it may designate, the above described property, subject to any existing rights of way and restrictions.

It is further agreed that the taxes for the current year on the above described property be prorated between the Seller and the Purchaser as of the date of the deed, and that all taxes thereafter accruing shall be paid by the Purchaser.

In the event the Purchaser should fail to perform any other covenants or agreements contained herein, the Seller herein may terminate this Contract and take immediate possession of the property and pursue any remedy available to it under the laws of the State of South Carolina.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, the parties
(Continued on next page)