State of South Carolina
County of Greenville

Contract of Purchase and Sale

It is hereby agreed, by and between Herbert Otto Smith, the vendor, and Bertha P. Morris, the purchaser, that the said vendor will sell to said purchaser, her heirs or assigns, and that the said purchaser will purchase, the following described tract of land, to-wit:

All that certain tract of land, with all improvements thereon, situate, lying and being in Glassy Mountain Township, said State and County, School District 425, on the Southern side of the Gowansville Road, one and one-half miles West of Gowansville, being shown and described as containing 26.4 acres on a plat of property prepared for Anna Bell Campbell by J.Q. Bruce, Surveyor, April 4, 1955, recorded in Plat R.M.C. Office for said County, at page and having the following courses and distances, to-wit: BEGINNING on a nail in intersection of the Gowansville Road with an unnamed road, and running thence with the Gowansville Road as follows: N 58-10 E 73 feet; N 38-00 E 429 feet; S 44-00 E 13 feet; N 38-50 E 200 feet; N 49-35 E 400 feet; N 61-40 E 294 feet; N 49-50 E 145 feet; thence S 27-55 E 514.7 feet to an iron pin; thence S 10-00 W 67 feet to a point or stake; thence S 23-40 W 1060 feet to a stake; thence N 82-25 W 260 feet to a stake; thence N 80-40 W 489 feet to a stake on Western edge of unnamed road; thence N 28-50 !! 419.7 feet to the point of beginning.

The purchase price of said land is Three Hundred Dollars (\$300.00), receipt of which is hereby acknowledged, and the assumption and payment of a certain note and mortgage given by Marion L. Smith to the Citizens Building and Loan Assn. of Greer, South Carolina, March 1955, in the original amount of Thirty-two Hundred Dollars (\$3200.00), of which approximately Two Hundred Fifty-six (\$256.00) Dollars has previously been paid by purchaser, all future payments thereon to be made as stipulated in said mortgage.until paid in full.

Said purchaser agrees to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable; also to keep all buildings thereon insured as specified in said mortgage, with loss, if any, payable to said vendor or his assigns as their interest may then appear.

Said land shall be conveyed to said purchaser by a good and sufficient warranty deed when the aforesaid mortgage be fully paid and satisfied. Vendor paying for deed and stamps.

Time is of the essence of this contract, and in case of failure of the said purchaser to make either of the payments or perform any of the covenants on her part, this contract shall be forfeited and determined at the election of said vendor; and the said purchaser shall forfeit all payments made by her on this contract and all rights acquired hereunder, and such payments shall be retained by the said vendor as liquidated damages, rental of property, and he shall have the right to re-enter and take possession of said land and premises and every part thereof. In the event of such forfeiture, purchaser agrees to quit and surrender said premises in as good state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted.

In case vendee should become seriously sick or out of employment, and unable to meet any of the payments hereunder,