

and covenants of said note and mortgage, specifically including the payment of taxes and insurance each month as required by said association.

3. It is further understood and agreed that when the amount due on the said mortgage has been reduced to \$3000.00 and that all terms and conditions thereof have been complied with, including the payment of taxes, insurance and repairs, the seller will execute and deliver to the purchaser a warranty deed conveying said property to the purchaser subject to said mortgage, which the purchaser assumes and agrees to pay.

4. The purchaser agrees to pay all taxes, insurance and to keep the property in repair.

5. It is expressly understood and agreed that time is the essence of this contract and that on the failure of the purchaser to promptly perform all terms, covenants and conditions of the said note and mortgage when due, then this shall be null and void and the purchaser shall forfeit all rights thereunder and all sums paid by him shall be forfeited as liquidated damages. The purchaser agrees to furnish the seller with such evidence of payment and performance of the conditions of said note and mortgage as the seller may require from time to time.

IN WITNESS WHEREOF, We have hereunto set our hands and seals in duplicate this 18th day of February, 1948.

WITNESSES:

Ena W. King
Ben C. Thornton

Donald R. Wyatt (SEAL)
Donald R. Wyatt

Violet D. Wyatt (SEAL)
Violet D. Wyatt

Furman R. Morrow (SEAL)
Furman R. Morrow.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY APPEARED before me Ena W. King who being first duly sworn says that she saw the within named Donald R. Wyatt, Violet D. Wyatt, and Furman R. Morrow, sign seal and as their act and deed deliver the foregoing and that she with Ben C. Thornton witnessed the execution thereof.

JOINED TO PERFORM me this 18th day of February, 1948.

Ben C. Thornton (SEAL)
Notary Public for S.C.

Ena W. King

Recorded May 3, 1948 at 2:44 P. M. #9571