

to be understood and agreed that the Seller's property and equipment on the premises, or otherwise located thereon, except one piccolo, shall be sold to the Purchaser under this contract.

It is agreed that the Seller shall be of the essence as to this contract, and the Purchaser shall consecutively fail to make two (2) payments of the monthly payments here provided for, then at the option of the Seller, this contract shall be cancelled and declared null and void and all payments made by the Purchaser shall be forfeited to the Seller and considered as liquidated damages or rent, as he may in his discretion determine.

6. The Purchaser shall pay all taxes assessed against the property after the date of this contract, and the Seller shall pay all taxes assessed due or payable as of that date. The Purchaser shall likewise carry standard fire, storm, etc., insurance in the amount of Two Thousand (\$2,000.00) Dollars upon the building on the property, with a loss payable clause to the Seller, the same as if this contract was a mortgage. Any such fire loss and payment under this clause shall be credited by the Seller against the purchase price.

7. It is understood and agreed, however, that the Purchaser shall have the right to anticipate in whole or in part at anytime, notwithstanding provisions herein concerning monthly payments.

WITNESS our hands and seals this 25th day of July, 1949.

WITNESSES:

Juanita Blackmore
J. H. Price, Jr.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

M. A. Parnell
 SELLER
D. C. Chiavario
 PURCHASER

PERSONALLY APPEARED before me Juanita Blackmore, who being duly sworn states: That she saw the within named M. A. Parnell and D. C. Chiavario, sign, seal and execute the foregoing contract and that she with J. H. Price, Jr., witnessed the same.

SWORN to before me this 25th day of July, 1949.
J. H. Price, Jr.
 Notary Public, South Carolina

Juanita Blackmore