

State of South Carolina
 County of Greenville.

IN CONSIDERATION of the sum of one thousand (\$1,000.00) dollars in hand paid, of which receipt is hereby acknowledged, and the further sum of six thousand, five hundred (\$6,500.00) dollars to be paid in monthly payments of sixty-five dollars each month from date, with interest on said sum of \$6500.00 from this date at the rate of six per cent per annum, L. D. Staton and Mrs. Lucy Staton, herein known as Sellers, contract and agree to sell and convey by deed of general warranty, and renunciation of dower, to John Skelton, the premises hereinafter described more fully, said Skelton hereinafter known as purchaser.

When the said purchaser shall have reduced the principal sum of the said indebtedness to such an amount as can and will be carried by a loan on said premises from any other parties, then the said sellers will execute and deliver to the said purchaser good and sufficient deed to said premises, upon payment to the sellers by floating ~~on~~ of such loan for balance then due by the purchaser thereon, which loan to be secured by the said purchaser by first mortgage on the said premises so conveyed, and the proceeds therefrom paid to sellers herein in discharge of the balance then due.

The purchasers also to pay fire insurance and tornado insurance premiums on the premises, and all assessed taxes thereon, during the life of this contract, and the proceeds from any such insurance collected to be paid to and enure to the benefit of the purchasers in reduction of the indebtedness due on said premises, unless otherwise agreed by and between them for repair of and/or rebuilding of the buildings thereon.

Failure of the purchaser to pay any three or more payments when due to forfeit all rights of said purchaser hereunder, and such amounts as to then paid shall be retained by the sellers as liquidated damages for the breach hereof.