

2. The Seller agrees to convey good and marketable, fee simple title to said property, free of all encumbrances or liens and to deliver a deed upon payment by the Purchaser of one-half the total purchase price, and to accept a purchase money mortgage for the balance then due, payable in monthly installments of \$30.00 per month as hereinabove set out.

3. Possession of the premises is to be delivered to the Purchaser immediately upon the execution of this contract.

4. The Purchaser agrees to pay all county property taxes ~~for~~ ^{FROM S E B} the year 1962. Taxes for the current year to be prorated.

5. The Purchaser agrees to carry fire insurance covering the premises in an amount equal to the unpaid balance due the Seller under this contract, with the Seller named as loss payee.

It is understood that time is of the essence and that upon the failure of the Purchaser to carry out all the terms and conditions of this contract or upon a default by the Purchaser for 90 days in the payment of the installments set out above, the Seller may, at his option, declare this contract null and void and retain any payments heretofore made as rental and liquidated damages.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, at Greenville, S. C., this 25th day of August, 1961.

Willie A. Harper (SEAL)
Seller

IN THE PRESENCE OF:

[Signature]
Malik E. Lewis

[Signature] (SEAL)
Purchaser