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deliver to Buyer a good, fee simple, general warranty deed, conveying the above described property, free and clear of all liens or encumbrances.

If the balance due on the purchase price be not paid when due, the Seller may, at her option, either declare the entire purchase price due and collectable or may rescind this contract and take possession of the premises at her option and in the event of such rescission, all payments theretofore made by Buyer shall be taken and retained by Seller as and for liquidated damages for the breach of this contract.

It is understood and agreed that this lot is conveyed for residential purposes only and at the time the deed is delivered the property will be sold subject to restrictions now recorded or to be recorded in the RMC Office for Greenville County.

Taxes shall be prorated upon delivery of the above mentioned deed.

The conditions and provisions of this contract shall be binding on the parties to this agreement and their heirs, executors, administrators, assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Witnesses:

C. Victor Pyle

Dorothy A. Laxon

Mrs. Dorothy Edwards Cunningham
Seller

Luther B. Smith Jr.

Martha A. Smith

Buyer

(Continued on next page)