

property is executed and delivered. Should the Purchaser fail to make the monthly payments required under said mortgage within thirty (30) days after it becomes due, the Seller may declare this contract of sale null and void;

3. Three Thousand, Six Hundred Eighteen and 32/100 (\$3,618.32) Dollars to be paid in monthly installment of \$ 30.59, commencing on the first day of January, 1967, and continuing on the first day of each and every succeeding month thereafter until paid in full, with interest at the rate of six per cent (6%) per annum to be computed and paid monthly, payments to be applied first to interest and then to the remaining principal balance due from month to month. The Purchaser agrees to execute and deliver a note to the Seller in the amount of Three Thousand, Six Hundred Eighteen and 32/100 (\$3,618.32) Dollars and should the Purchaser fail to make the monthly payments due within thirty (30) days the Seller may declare the entire note due and payable. The Purchaser shall have the right to prepay the note or any part thereof at any time without a prepayment penalty.

IT IS ALSO UNDERSTOOD AND AGREED between the parties that at such time as the Purchaser has paid to the Seller the full amount due on the note identified in Paragraph 3 above and has paid the monthly installments due on the mortgage identified in Paragraph 2 above the Seller covenants, agrees and binds its successors and assigns to execute and deliver to the Purchaser, his heirs and assigns, a general warranty deed to the premises above described, conveying a fee simple title thereto, free of all liens and encumbrances except the mortgage identified in Paragraph 2. The Purchaser agrees to pay all real estate taxes when the same shall become due commencing with January 1, 1967, and in the event that the Purchaser does not pay the taxes prior to the time at which taxes go into execution, the Seller may pay any taxes due on the premises and charge the Purchaser for the same by adding the amount of taxes to the indebtedness, which sum shall draw interest from the date paid at the rate of six per cent per annum. It is understood between the parties that the escrow balance held by Aiken Loan and Security Company amount to \$ 117.00 and that the 1966 city taxes have been paid but the 1966 county taxes are now due and it is agreed between the parties hereto that there will be no proration of taxes and that the 1966 county taxes will be paid from the escrow balance.

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