

Savings & Loan Association, Greenville, South Carolina to the account of the Sellers or to such other place as may be designated by the Sellers. It is expressly understood that the Sellers will give to the Purchasers a deed when the sum of Three Thousand Five Hundred and No/100 (\$3,500.00) Dollars has been paid against the principal indebtedness thereof. The Purchasers agree to give to the Sellers a mortgage in the amount of Eleven Thousand Eight Hundred Fifty and No/100 (11,850.00) Dollars which mortgage shall be a purchase money mortgage and bear interest payments as setforth above.

It is understood and agreed that the Purchasers will pay all taxes accruing upon said property from and after the date of this instrument as well as all insurance premiums which shall become due and payable from time to time.

It is expressly understood and agreed that the Purchasers herein shall maintain the said property in a reasonable state of repair, normal wear and tear is excepted.

In the event the Purchasers fail to make any payment on or before the time stated in the paragraph above, this contract shall thereupon terminate at the option of the Sellers and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Sellers herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

Upon the Purchasers paying the consideration hereinabove expressed, the Sellers will execute and deliver to said Purchasers, their heirs and assigns, a good fee simple title by way of a general warranty deed.

This Contract shall be binding upon the parties hereto, their heirs and assigns.

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

IN THE PRESENCE OF:

John F. Wyatt
William B. [unclear]

SELLERS

C. E. Miller
C. E. Miller

Grace Burton Miller
Grace Burton Miller

PURCHASERS

Thomas C. Brown, Jr.
Thomas C. Brown, Jr.

Mary M. Brown
Mary M. Brown

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