

attached for its full insurable value and said Purchaser will pay all premiums due thereon; the Purchaser herein agrees that he will pay the 1971 County and City Taxes.

The Purchaser herein is authorized to have the furnace and air conditioning system inspected and also have the property inspected for termites on or before March 24, 1971 and if any repairs are required thereto to put the said furnace and air conditioning equipment in first class condition or if any treatment for termites, the costs will be paid by the Sellers.

The Sellers agree that on the payment of the \$1,500.00 on March 24, 1971 they will at that time pay the commission of 6% of this sale, one-half of which will be paid to Juanita Groff and one-half to Colonial Company, Inc.

In the event the Purchaser should fail to make the payments herein provided for or should fail to perform any other covenants or agreements contained herein, then the Sellers herein may terminate this Contract and take immediate possession of the premises, retaining any amount that has been paid thereon as liquidated damages for the breach thereof by the Purchaser of pursue any other remedy available to them under the laws of the State of South Carolina.

TO THE FAITHFUL PERFORMANCE OF THESE CONVENANTS, the parties hereunto bind themselves and their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on this the day and year first above written.

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