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monthly payments against the first mortgage in the amount of Ninety-two and 87/100 (\$92.87) Dollars each to Barbara Lackey McCall until the first mortgage is paid in full.

The Purchaser agrees to pay the annual taxes assessed against the within described property, together with all assessments of any nature levied against the within described property.

In consideration of the covenants and agreements on the part of the Seller, the Purchaser agrees to purchase said property and to pay the purchase price, interest and taxes in the manner stipulated above.

This Contract is binding upon all parties, their heirs, executors, and administrators.

Time is of the essence of this Agreement, and upon the failure of the Purchaser to make any payment under this Agreement when due, the Seller may immediately declare this Contract terminated, retain all sums paid hereunder as rent and liquidated damages, and be entitled to immediate possession of the premises as in the case of a defaulting tenant at will. In the event this contract is placed in the hands of an attorney for collection, the Purchaser agrees to pay a reasonable attorney's fee, together with all costs of collection.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals at Greenville, South Carolina, this 2<sup>nd</sup> day of December, 1974.

WITNESSES:

*Paul H. Bell*  
*Willie L. Hunt*

*W. M. Smith, Jr.* (LS)  
Seller  
STAN SMITH ENTERPRISES, INC.  
BY: *Stanley Smith* (LS)  
Purchaser President

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

PERSONALLY appeared before me the undersigned who upon oath states that she saw the within parties sign, seal and as their acts and deeds deliver the foregoing CONTRACT FOR SALE OF REAL ESTATE, and that she, with the other subscribing witness, witnessed the execution thereof.

SWORN to before me this  
day of December 1974.  
*Paul H. Bell* (LS)  
Notary Public for S. C.  
My Commission expires: 8-12-78

*Willie L. Hunt*  
RECORDED DEC 4 '74  
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