

It is agreed and understood by all parties hereto, that the Purchasers are to keep and bear expenses of keeping, all the buildings on said premises in good repair and not to change or demolish any part or parts thereof without the written consent of Seller.

Further, it is agreed and understood by all parties hereto, that time is of the essence of this contract, and that if said monthly payments, as hereinbefore set forth, with interest, taxes and insurance premiums, are not paid when due, or for any other breach of this contract, then I, the said W. R. Cason, shall be discharged both at law and in equity, from any and all liability to execute and deliver said deed to said premises, as aforesaid, and may treat the said G. W. McManaway and Louise Jay McManaway as tenants holding over after the termination, or contrary to the terms of their lease, and shall be entitled to claim and recover or retain if already paid, the sum of One Hundred Twenty Five (\$125.00) Dollars per month for rent, or by way of liquidated damages, or may enforce payment of said Note. And in case said sum or any part thereof be collected by an Attorney, or through legal proceedings of any kind, then in addition, the sum of Five Hundred (\$500.00) Dollars for Attorney's fees, as is shown, also, by said Note of even date herewith.

It is further agreed and understood by and between parties hereto, that when the said principal sum of Sixteen Thousand and no/100 (\$16,000.00) Dollars has been paid down and reduced to the sum of Ten Thousand and no/100 (\$10,000.00) Dollars, and with all interest, taxes and insurance premiums paid in full by Purchasers, then I, W. R. Cason, agree to make, execute and deliver said deed of said premises to Purchasers and to accept from the Purchasers their purchase money mortgage over the said premises for the said balance of principal sum in the amount of Ten Thousand and no/100 (\$10,000.00) Dollars balance and to carry same for Purchasers for a period of Five (5) years dating from that date, under and upon same and like terms, agreements and payments as is hereinabove set forth in and with regard to this contract and bond for title.

IN WITNESS WHEREOF, we, W. R. Cason, Seller, and G. W. McManaway and Louise Jay McManaway, Purchasers, have hereunto set our hands and seals at Greenville, South Carolina, this the 17th day of May, 1946.

Signed, sealed and delivered
in duplicate in presence of:

C. E. McManaway
Kennedy Berry

W. R. Cason (SEAL)

Seller

AND

G. W. McManaway (SEAL)

and

Louise Jay McManaway (SEAL)

Purchasers.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

PERSONALLY appeared before me C. E. McManaway, who, on oath, states that he saw the above named W. R. Cason and G. W. McManaway and Louise Jay McManaway, sign, seal and as their act and deed deliver the foregoing typewritten instrument in duplicate form for the uses and purposes therein stated and set forth, and that he with Kennedy Berry witnessed the execution thereof. Sworn to before me this the 17th day of May, 1946.

John C. Henry (SEAL)

C. E. McManaway.

Notary Public for South Carolina.

No Stamps.

Recorded May 17th, 1946 at 12:45 P. M. #8610 BY: E.G.