

Joe H. Christopher and Mildred Louise Christopher shall assume and agree to pay a mortgage heretofore given by the said John K. Keller to C. E. Robinson, Trustee in the principal sum of \$2500.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 399, Page 386, then in that event the purchase price shall be considered paid in full and the deed executed as above.

In the event any sum due as above be collected by an attorney or through legal proceedings of any kind, then the said Joe H. Christopher and Mildred Louise Christopher agree to pay 10% of any such amounts as attorney's fees. The purchasers agree to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due John K. Keller shall be discharged in law and equity from all liability to make said deed, and may treat said purchasers as tenants holding over after termination, and shall be entitled to claim and recover, or retain if already paid the sum of \$30.00 per month for rent, or by way of liquidated damages.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of October, 1948.

In the Presence of:

[Signature]
Paul E Keller

)
)
) John K Keller
)