

conditions hereof imposed upon him, including payment for the property as herein provided.

Time is of the essence of this contract, and failure on the part of the purchaser to make the Twenty Nine Thousand (\$29,000.00) Dollar payment and execute the note and mortgage as herein provided, at the option of the seller, may be considered and declared a breach of such contract; and in that event, at seller's option, all monies already paid to seller may be retained by it as liquidating damages, with the purchaser thereof being considered a tenant of seller, subject to ejection in the manner provided by law.

The property covered hereby and to be conveyed is more definitely described as follows

All that piece, parcel and lot of land lying and being in Greenville Township, County and State aforesaid in the First Block westward from Main Street and being known as the Wallace Building property and being the same lot of land conveyed to G. C. Richardson, by Frances W. Childres, as Executrix and others by deed under date of Oct. 29, 1943, recorded in Deed Book 258, page 5, R. M. C. Office, Greenville County, and being likewise the same in which William Prince Childres and others released their interest in the said property unto G. C. Richardson by their quit claim deed dated October 29th, 1943; recorded in Deed Book 257, page 450, R. M. C. Office, Greenville County. Also included is grantor's right, title and interest in and to all easements, rights-of-way and alleys appurtenant to or used in the servicing of the aforesaid property. Also included is all machinery, equipment, appliances and fixtures attached to or used in the maintenance and operation of the building located on said lot. The lot of land in question is fully described by courses and distances and metes and bounds in the deed which is recorded in Deed Book 258, page 5, R. M. C. Office, Greenville County, and that description is herewith adopted and made a part and parcel hereof, and being the same conveyed to Wallace Building, Incorporated by G. C. Richardson, by deed recorded in office of R. M. C., for Greenville County in Deed Book 386, page 67.

In witness whereof the parties hereto set their hands and seals in duplicate this the ___ day of January, 1950 intending that each party hereto shall be firmly bound by all the terms and conditions hereof.

(see following page for signatures and probates)