

shall be credited on the purchase price upon the consummation of this agreement by the delivery of a good fee simple warranty deed to the purchaser by the seller. It is further agreed by and between the parties to this instrument that in the event the purchaser, his heirs or assigns, shall fail to comply with the terms and provisions of this instrument on or before January 1, 1951, that the seller shall retain the hereinabove described Two Hundred Fifty (\$250.00) Dollars for liquidated damages for the default of the purchaser.

Upon the purchaser paying the purchase price above set forth the seller herein expressly agrees to execute and deliver to said purchaser, his heirs and assigns, a good fee simple warranty deed to said premises, with dower renounced therein, and free and clear of all encumbrances.

Witness our hands and seals this 8<sup>th</sup> day of April, 1950.

In the presence of:

Letcher C. Mann  
Edith C. Southern

J. H. Pike  
J. H. Pike, Seller  
H. Hoke Smith  
H. Hoke Smith, Purchaser

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PERSONALLY appeared before me Edith C. Southern and made oath that she saw the within named J. H. Pike and H. Hoke Smith sign, seal and as their act and deed, deliver the within written instrument and that she with Letcher C. Mann witnessed the execution thereof.

SWORN to before me this 8<sup>th</sup> day of April, 1950.

Edith C. Southern

Letcher C. Mann (L.S.)  
Notary Public for S. C.

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