

Upon the buyer paying the seller all of said \$7,450.00 the seller will make to the buyer a good fee simple deed with warranty clauses and dower renounced thereon and give to him a marketable title with all liens against the property removed which have been incurred by the seller. At the present time the seller owes a mortgage thereon of \$5,000.00 and said property is otherwise clear.

Since the present payment of said property is small the parties herein agree that time is of the essence of this contract and the failure by the buyer to make said monthly payments as they become due shall forfeit the sum that he has now paid as liquidated damages and the remainder paid shall be taken as rent. Whereupon the seller shall be discharged in law and in equity from this obligation and the buyer shall have no further claim in said land. The seller agrees to complete construction of the house and to specifically do those things listed on a separate itemized statement initialed by the parties at the time this contract is signed.

WITNESS our hands and seals at Greenville, S. C. this day and year above written.

WITNESSES: G. W. Strickland (L.S.)
Bobby L. Howard (L.S.)
Doris E. Strickland (L.S.)

as to G.W. Strickland & Bobby L. Howard

Barbara Shockey
George S. Jowers As to Doris E. Strickland
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Barbara Shockey who upon oath says that she saw G. W. Strickland, as seller, and Bobby L. Howard, as buyer, each sign the foregoing agreement and that she with _____

George S. Jowers witnessed the execution thereof.

SUBSCRIBED to before me this 2
day of February, 1955.
George S. Jowers (L.S.)
Notary Public for South Carolina

Barbara Shockey