

fully retired, and thereafter to make said payments directly to the Seller, herein, his heirs, executors, administrators or assigns. It is further understood and agreed between the parties that during the entire term of this contract, the Purchasers will pay all property taxes, or other assessments, will keep the property insured with extended coverage insurance to the extent of its full insurable value, and pay all premiums thereon, and will also maintain said property in good repair at all times.

It is further understood and agreed that upon complete performance by said Purchasers of their obligations hereunder, the Seller will deliver to the Purchasers a general warranty deed to the premises aforesaid, conveying a fee simple title thereto, free of liens or other encumbrances. It is further understood and agreed, however, that time is of the essence of this contract, and that if the payments hereinabove provided are not made as and when due, or if the Purchasers should fail to fulfill any of their other obligations hereunder, the Seller shall be discharged from all liability in law and equity, to make and deliver 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 amounts paid hereunder as rental for said property, and by way of liquidated damages.

In Witness Whereof we have hereunto set our hands and seals this the 19th day of January, 1959.

In the presence of:

Vivian W. Bolding
H. Ray Davis

J. H. Mauldin
Seller
Eugene Youngblood
Purchaser
Jo Ann Youngblood
Purchaser
Arthur Youngblood
Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Vivian W. Bolding and made oath that s he saw the within named J. H. Mauldin, as Seller and Eugene Youngblood, Jo Ann Youngblood and Arthur Yeargin, as Purchasers sign, seal and as their act and deed deliver the within written Contract for Sale of Real Estate, and that s he with H. Ray Davis, witnessed the execution thereof.

SWORN to before me this 22nd day of January, 1959.

H. Ray Davis (L.S.)
Notary Public for South Carolina

Vivian W. Bolding