

principal, the seller agrees to convey the property to them by full warranty deed and to accept a mortgage for the balance payable upon the same terms and conditions as herein stated.

2. The purchasers shall have immediate possession of the property; and the seller agrees to pay all taxes from the date of this contract until delivery of the deed.

3. The purchasers agree to keep the property insured for loss by fire or windstorm and to pay all premiums therefor. On the failure of the purchasers to pay the premiums for insurance the seller may advance said premiums at his option and they shall become a part of the principal debt due under this contract.

It is agreed that time is of the essence of this contract and that on the failure of the purchasers to pay any installment when due for a period of 30 days after it is due, or to comply with any of the other terms and conditions of this contract the seller may at his option terminate this contract and retain all payments as liquidated damages and rent and the purchasers shall have no further interest therein. Any payment for right-of-way to be applied on purchase price.

IN WITNESS WHEREOF we have hereunto set our hands and seals at Greenville, South Carolina, this 11<sup>th</sup> day of June, 1959.

IN THE PRESENCE OF:  
[Signature]  
E. W. [Signature]

[Signature] (SEAL)  
SELLER  
[Signature] (SEAL)  
[Signature] (SEAL)  
PURCHASERS