

Upon compliance by the Purchaser with all the conditions hereinabove mentioned, the Seller agrees to convey the said property to the Purchaser by good warranty Deed on April 1, 1962; and the Purchaser agrees to assume the unpaid balance on the Mortgage held by Fidelity Federal Savings & Loan Association on that date and to give to the Seller a Purchase Money Mortgage for the remainder of the unpaid purchase price on that date; said Mortgage to bear interest at 7% and to be paid in monthly installments of \$50.00 per month.

The Purchaser agrees to pay all taxes, beginning with the year 1960, and further agrees to keep the property insured against loss by such perils as the Seller may require and to pay all premiums therefor; upon the failure of the Purchaser to pay said taxes or insurance premiums, the Seller may, at his option, pay said taxes and/or insurance premiums, and any amounts so advanced shall become a part of the principal debt secured by this Contract for Title.

It is understood and agreed that time is of the essence of this Contract, and that on the failure of the Purchaser to pay any installment when due, or on his failure to pay any fire insurance premiums or taxes, the Seller may, at his option, terminate this Contract and retain all sums paid thereon as liquidated damages, and the Purchaser shall have no further interest therein.

IN WITNESS WHEREOF, We have hereunto set our Hands and Seals in duplicate at Greenville, S. C., this 22nd day of March, A. D., 1960.

In the Presence of:

E. W. Bailer
M. Linn Hall

Carl T. Melton
David Lee T. Melton (LS)
Carl T. Melton

Charles W. Taylor (LS)
Charles W. Taylor
PURCHASER

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