

It is further agreed that Seller shall notify any mortgage holder having a mortgage on said property, to inform and notify the Buyer within thirty (30) days of the default in payment of any monthly payment due by the Seller on said property, and that upon such notification the Buyer shall have the right to make said payment and receive credit from the Seller on the unpaid balance of the stated purchase price, with interest as computed herein. The Buyer agrees to cooperate with the Seller in financing said property, and will hereafter subordinate or subrogate this contract (at the request of the Seller) to the lien of any mortgage given by the Seller not exceeding \$15,000.00.

It is further agreed that the Buyer shall have possession of said property on October 1, 1964. It is further agreed that the Buyer will commence to repair and remodel said premises suitable for the use of the Buyer on or before November 1, 1964 and will occupy said property by February 1, 1965. In the event the Buyer fails to comply with this covenant, then the Seller shall have the option of terminating this contract or to enforce the specific performance of the same by the Buyer. It is further understood that in the event of a default hereunder on the part of the Buyer any and all repairs, additions or improvements made to said premises shall remain on the property and inure to the benefit of the Seller.

It is further agreed that time is of the essence of this contract, and if the said payments are not made within thirty (30) days of the due date as set forth herein, then the Seller shall be discharged in law and equity from any and all liability to make said deed, and may treat the Buyer as a tenant holding over after termination, or contrary to the terms of this contract, and shall be entitled to claim and recover or retain if already paid, the sum of \$200.00 per month for rent or by way of liquidated damages, or may enforce the payment of said note for the purchase price, together with costs and a reasonable attorney's fee.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of October, 1964.

IN THE PRESENCE OF:

William T. Bouton (SEAL)  
William T. Bouton

ORRS, INC.

C. Richard Ehr (SEAL)  
President

Paul C. Smyer

William J. Bryan

Jacqueline E. Orr (SEAL)  
Secretary-Treasurer

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF GREENVILLE)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed deliver the within written Bond for Title to Real Estate and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of October, 1964.

Paul C. Smyer

William J. Bryan (SEAL)  
Notary Public for South Carolina

Recorded October 13th., 1964 At 1:21 P.M. # 10986