

Company and recorded in the Office of the RMC for Greenville County in REM Book 875 at page 539.

It is specifically agreed between the Purchaser and the Seller that the above-stated One Thousand Fifty and no/100 (\$1,050.00) Dollars and assumption of the mortgage above stated by the Purchaser may be effected any time within the twelve (12) month period and at that time the above-stated One Hundred and no/100 (\$100.00) Dollar payments will cease.

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument as well as all insurance premiums which shall become due from time to time.

It is expressly understood and agreed that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear excepted.

In the event the Purchaser fails to make any payment on or before the time stated in the paragraph above, this Contract shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

Upon the Purchaser paying the consideration hereinabove expressed, the Seller will execute and deliver to said Purchaser, his heirs and assigns, a good fee simple title by way of general warranty deed.

This Contract shall be binding on the parties hereto, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

In the Presence of:

William S. Richardson

SELLER:

Paul W. Webb  
Paul W. Webb

Jane H. Richardson

PURCHASER:

Melvin L. Lane  
Melvin L. Lane

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