

IT IS FURTHER UNDERSTOOD AND AGREED that a paving assessment for street improvement by the City of Greenville, South Carolina, No. 3606 is due in the amount of \$ 416.80 and that this assessment may be paid in installments of \$ 83.36, the first installment due on or before January 13, 1967, the remaining installments to be paid in four years thereafter with four and one-half (4-1/2%) per cent interest annually on the balance to be paid with annual installments. The Seller agrees to pay one-half of the outstanding assessment, or the total of \$ 208.40, at the closing of this transaction and the Purchaser agrees to pay the remaining balance due on said assessment.

W. L. F.

IT IS FURTHER UNDERSTOOD AND AGREED that the Purchaser will insure the premises against loss by fire and lightening with extended coverage in the amount of Eighteen Thousand, Five Hundred (\$18,500.00) Dollars, with a loss payable clause to the Seller and Purchaser as their interests may appear and that the Purchaser shall have the option of selecting the insurance company. The Purchaser agrees to pay all insurance premiums when the same shall become due and shall not permit the insurance to lapse during the term of this contract by failure to pay said insurance premiums. In the event that the Purchaser does not pay said insurance premium before the date on which said insurance policy would lapse for nonpayment of premium, the Seller may pay said premiums due thereon and charge the Purchaser for the same by adding the amounts of such premiums to the principal indebtedness herein, which sum shall draw interest from the date paid at the rate of six per cent per annum.

IT IS ALSO AGREED between the parties hereto that the Purchaser is to remain in possession of the premises until default as hereinabove set forth, and the Purchaser agrees that he will commit no waste upon the premises or allow the same to be committed and the Purchaser agrees to keep and maintain said premises in as good condition as now exists.

IT IS AGREED that time is of the essence of this contract and if said monthly payments are not made when due, the Seller shall be discharged in law and equity from all liability to make said deed and may treat said Purchaser as a tenant holding over after termination and shall be entitled to retain the monthly payments already paid as rent.

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