

5. In the event of default or breach in the terms and conditions of this contract and purchasers refuse to surrender possession of said property, and it becomes necessary that Seller take legal action to regain possession of said property, Purchasers agree that they will pay a reasonable attorneys fee for Seller's Attorney, which amount may be added to the balance due and collected as a part of the costs of said action.

6. This is a new house and Purchasers have been living in it for nearly a year, and accept it in its present condition. Purchasers agree to make all necessary repairs on the house during the term of this contract at their own expense and agree to keep the house in good condition.

7. It is agreed by and between the Purchasers herein, that in the event that one of them is not living at the time the deed is to be made by the Seller under the terms of this contract, the said deed shall be made to the one living at that time, and the estate or heirs of the deceased one shall not have any interest in said property.

Executed at Greenville, S. C., this the day and year first above written.

IN THE PRESENCE OF:

Leven Richard

Benjamin Cost

W. N. Williams

Seller

Charles Philander

Gladys Mae Philander

Purchasers

(Continued on next page)