

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 three (3) consecutive payments 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 of Three Thousand Six Hundred (\$3,600.00) Dollars, the Seller will execute and deliver to said Purchaser, his heirs and assigns, a good fee simple title by way of general warranty deed subject only to a first mortgage to Security Federal Savings and Loan Association and a second mortgage to the Seller of these presents.

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.

SELLER:

Martha Joan H. Foster  
Martha Joan H. Foster

IN THE PRESENCE OF:

William D. Richardson  
Don France

PURCHASER:

Nelson Investment Company

BY:

J N Hall

William D. Richardson  
Attorney at Law  
224 Lawyers Bldg.  
Greenville, S. C.

(Continued on next page)