

\$1,980.00 to be paid herewith, the receipt whereof is hereby acknowledged and the balance of \$700.00 to be paid to the Sellers on July 5, Purchasers to make the July, 1968 mortgage loan payment to Carolina Federal Savings and Loan Association.

It is further understood and agreed that the Purchasers will have possession of the premises on June 18, 1968.

It is further understood and agreed that the Purchasers will pay all taxes accruing upon said property from and after the date of this instrument; and that the Sellers without additional consideration will transfer to the Purchasers at the time of the delivery of the deed, as hereinafter provided, the fire insurance policy held by them covering the premises.

The Purchasers further agree to maintain the premises in a state of good repair.

In the event the Purchasers fail to make any payment due on or before the time stated hereinabove or shall fail to comply with the other covenants of this contract, this instrument shall thereupon terminate at the option of the Sellers and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Sellers herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the Purchasers paying the consideration hereinabove expressed, the Sellers will execute and deliver to said Purchasers, ~~this~~ ^{their} heirs and assigns, a good fee simple title by way of general warranty deed, properly stamped, and will pay the loan transfer fee to Carolina Federal Savings and Loan Association.

THIS CONTRACT shall be binding on the parties hereto, their successors, heirs and assigns.

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