

same be executed, to keep the improvements on the real estate fully insured against loss by fire and other hazards, promptly pay all premiums to become due thereon, and have the loss payable clause in such insurance policy payable in favor of Parties of the First Part.

Parties of the Second Part also covenant and agree that they shall at all times hereafter keep the dwelling in a reasonably good state of repair, granting to Parties of the First Part the right to enter upon said premises at any reasonable times for the purpose of inspecting same.

It is further understood and agreed that time is of the essence of this contract and that if all payments are not made as required herein, and if any of such should become in arrears during the first year of this Agreement, and if not cured within thirty (30) days after such payments are due, Parties of the First Part shall have the right to declare this contract terminated and at an end and they may treat Parties of the Second Part as holding over after the termination and contrary to the terms of a lease, and Parties of the First Part shall have the right to retain all sums of money paid to them under this agreement, as rentals or as liquidated damages, or they may enforce the terms of this contract. After this contract has been in force for a period of one year and all terms have been complied with, if Parties of the Second Part shall become in arrears in any payments, they shall have a period of sixty (60) days within which to cure such defaults, this provision to apply after one year and prior to the execution of the deed and purchase money note and mortgage.

WITNESS our hands and seals this the 26th day of February, 1963.

Signed, sealed and delivered in the presence of:

Ansel M. Hawkins
H. D. Hawkins
Doris A. Carpenter

M. C. Bradburn (SEAL)
Jessie T. Bradburn (SEAL)
PARTIES OF THE FIRST PART

Broadus W. Morgan (SEAL)
Mary W. Morgan (SEAL)
PARTIES OF THE SECOND PART

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

Personally appeared H. D. Hawkins and made oath that he saw the within named M. C. Bradburn, Jessie T. Bradburn, parties of the part, First Part, & Broadus W. Morgan & Mary W. Morgan, parties of the second/ Sign, seal and as their act and deed deliver the foregoing Contract to Sell and Purchase Real Estate, and that he with Doris A. Carpenter and ANSEL M. HAWKINS witnessed the execution thereof.

SWORN to before me this the 26th day of February, 1963.

Ansel M. Hawkins (SEAL)
Notary Public for S.C.

H. D. Hawkins