

Sellers covenant and agree, and bind their heirs, executors, administrators and assigns, and successors in office, to convey the property above described to the Purchasers in fee simple, by general warranty deed, free and clear of all liens or encumbrances except as herein provided.

Upon tender of such deed, the Purchasers agree to fully comply with the terms of this Contract of sale with taxes and insurance to be prorated as of the date of closing. It is specifically understood and agreed between the parties hereto that this transaction will be consummated on or before January 1, 1971, with possession of the premises to be given at date of closing.

In the event this transaction is closed and the sale consummated before the expiration of nineteen (19) months from the date hereof, Purchasers agree to pay the full balance due and owing on the date of closing.

Upon failure of the Purchasers to comply with the terms hereof, within the stipulated time, the Sellers shall have the right to retain all amounts paid under this Contract, including the One Thousand (\$1,000.00) Dollar down payment and including the One Hundred (\$100.00) Dollars per month to be paid as hereinabove provided, and to enforce the performance of this Contract according to the provisions of the laws of South Carolina.

It is understood and agreed that the Sellers and Purchasers, each unto the other, will provide for the other a written resolution from the membership of their respective churches authorizing the deacons of each church to execute this Contract and further authorizing the deacons of each church to consummate the sale on the date hereinabove provided. These resolutions are to be attached and made a part of this Contract and incorporated therein as if fully written therein.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed and sealed the date first above written.

Witness _____

Witness _____

CITY VIEW BAPTIST CHURCH -- BY ITS BOARD OF DEACONS:

L. B. Howell

Quail H. Kauf

Starling B. Jennings

Clara H. ...

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