

And the said party of the second part hereby covenants and agrees to pay the said part Y of the first part the sum of Forty-eight Thousand, Three Hundred Fifty and No/100 (\$48,350.00) Dollars in the manner following: One Thousand and No/100 (\$1,000.00) Dollars cash and the balance at the rate of Six Hundred Fifty and No/100 (\$650.00) per month, the first payment to become due and payable on March 1, 1970, and a like payment on the first day of each and every month thereafter until paid in full

with interest at the rate of 8% per cent. per annum, payable monthly on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon the land subsequent to the year 1969 and in case of failure of said

party of the second part to make either of the payments or any part thereof, or to perform any of the covenants on her part, hereby made and entered into, this contract shall, at the options of the party Y of the first part, be terminated, and payments made by the part Y of the second part shall be taken to be in payment of rents for said premises and for damages sustained by the part Y of the first part; and such payments shall be retained by the said part Y of the first part in full satisfaction and in liquidation of all damages by it sustained, and for the rental value of said premises, and the said part Y of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor, or he may retain the amount paid and also require specific performance of this contract. The party of the first part hereby agrees that the party of the second part shall have the right to convey the Northeastern corner of the property hereinabove described, said corner containing 0.377 of an acre, more or less, by contract to Bobby Curtis Culbreth for a sum of not less than twenty thousand dollars (\$20,000.00)

IT IS MUTUALLY AGREED by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of  
P.W. Knight  
George P. Sullivan  
By: William Epstein (L.S.)  
Attest: James T. Roberts (L.S.)  
Dannalee P. Tribble (L.S.)  
Playland, Inc.  
Its President  
Its Secretary

The State of South Carolina.  
GREENVILLE  
COUNTY OF ~~Anderson~~

PERSONALLY appeared before me P. W. Knight President  
and made oath that he PLAYLAND, INC. by William Epstein, James T. Roberts and Dannalee P. Tribble  
Sign, Seal and as their Act and Deed deliver the within written Deed, and that he with George P. Sullivan  
witnessed the execution thereof.

Sworn to before me this 31st day  
of January A. D., 19 70  
George P. Sullivan (L.S.)  
Notary Public for South Carolina

Recorded March 5th, 1970 at  
10:13 A.M. #19391

My Comm. Expires 3/1/1971

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