

Purchaser agrees he has examined the premises and makes this Contract for purchase in an "as is" condition, and further agrees that any repairs and/or improvements in the event of default by the purchaser pass to the seller.

In the event of failure to comply with any of the terms or conditions contained herein by the purchaser, the seller shall be released from any and all conditions contained herein, and is entitled to immediate possession of the property herein described, and shall have the right to retain any and all monies theretofore paid by the purchaser as rent and just compensation for the use of the premises.

When the entire time price has been paid in full and all terms and conditions have been fulfilled, the seller agrees to convey to the purchaser by general warranty deed the herein described.

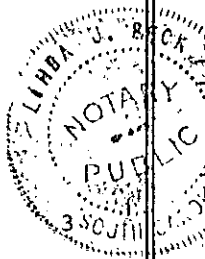
All payments indicated herein shall be made to the seller as he may direct.

WITNESSES:

M. Beth Watson Robert M. Bell
Robert M. Bell, Seller
Linda J. Beck Leonard C. Strength
Leonard C. Strength, Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared M. Beth Watson, who says on oath that (s)he saw the within Leonard C. Strength and Robert M. Bell sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that (s)he with Linda J. Beck witnessed the same.



SWORN to before me this 31st day of July, 1970.
Linda J. Beck
Notary Public for South Carolina
My Commission Expires: 12-10-79

M. Beth Watson