

\$100.00 payable on the date of this Agreement and the balance to be paid at the rate of \$50.00 per month payable on or before the fifteenth day of each month with the first such payment being due October, 1970 and similar payment being due each subsequent month thereafter until the entire sum is paid in full, together with interest on the unpaid principal balance at the rate of 7% per annum to be computed semi-annually on the fifteenth day of March and the fifteenth day of September of each year thereafter until paid in full. Purchasers, however, retain the right to anticipate payment of principal in any amount without penalty: Seller does hereby agree to give deed when half the above stated purchase price is paid and to take a purchase money mortgage for the remaining balance due.

Possession is to be immediate and purchaser is to pay taxes after the year 1970. Seller is to pay 1970 Greenville County taxes.

Purchasers will have a 60 day grace period as to any payment missed prior to forfeiture under this contract. Otherwise time is of the essence in performing this contract and any failure to make payment as above set forth within sixty days of the due date of same will result in a breach of this contract and a forfeiture of all sums paid in, the contract thereby being cancelled in full. This latter provision, however, can be altered by the terms of the purchase money mortgage, if issued, as above set forth.

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument, as well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear is excepted.

In the event the Purchaser fails to make any payment as set forth above on its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Seller and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this contract, subject to the grace period set forth above.

Upon the Purchaser's paying the consideration herein expressed, the Seller will execute and deliver to the said Purchaser, ^{W. B. Long, Jr.} ~~their~~ heirs and assigns, a good fee simple, title by way of a quit-claim deed, in as much as certain property in the northeastern and southwestern portions of this tract cannot be conveyed by general warranty deed.

(Continued on next page)

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P. B. Long

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