

IT IS ALSO AGREED between the parties hereto that the Purchaser is to remain in possession of the premises until default as hereinabove set forth, and the Purchaser agrees that he will commit no waste upon the premises or allow the same to be committed and the Purchaser agrees to keep and maintain said premises in as good condition as now exists.

IT IS AGREED that time is of the essence of this contract and if said monthly payments are not made when due, the Seller shall be discharged in law and equity from all liability to make said deed and may treat said Purchaser as a tenant holding over after termination and shall be entitled to retain the monthly payments already paid as rent.

Any indulgence of the Purchaser by the Seller of any of the terms and conditions herein shall not operate to waive any rights of the Seller herein.

In Witness Whereof, the parties hereto set their hands and seals and bind each and everyone of their respective heirs, executors, administrators, and assigns firmly by these presents, the date first above written.

In the presence of:

Patrick H. Grayson Jr
W.C. Ruby, Jr.

W.C. Bumby (SEAL)
W. C. Bumby
Seller

Nelson L. Leslie (SEAL)
Nelson L. Leslie
Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me W.C. RICHBY JR and made oath that he saw the within named W. C. Bumby, as Seller, and Nelson L. Leslie, as Purchaser, sign, seal and deliver the within written Contract for Sale of Real Estate, and that he with PATRICK H. GRAYSON JR witnessed the execution thereof.

SWORN to before me this the 8th day of February, 1963.

W.C. Ruby, Jr.

Patrick H. Grayson Jr (L.S.)
Notary Public for South Carolina

My Commission Expires 11-19-79