

COMMISSIONER OF REVENUE)
SOUTH CAROLINA)

BOND BOB LILFE

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that in no event shall such increase in interest be charged during the first year of this contract.

(4) In addition to the Seventy-five and no/100 (\$75.00) Dollars per month mentioned above the Buyer shall pay over to the Seller the sum of Ten and no/100 (\$10.00) Dollars per month to be paid as an Escrow account for the purpose of paying taxes and insurance upon the property.

(5) This contract is conditioned upon the buyer being able to deliver good legal title to the above mentioned trailer free and clear of all encumbrances except that encumbrance agreed to by assumption by the Seller now payable to Mr. Ralph C. Galloway. In the event the Buyer is unable to obtain good title to the trailer, this Contract shall be null and void.

(6) Upon payment of the principal sum the Seller shall execute and deliver a good and sufficient Warranty Deed subject to exceptions such as easements and rights of way which are shown upon the public records of Greenville County. That the Seller shall do this only upon the condition that he is paid in the above manner and paid in full.

(7) In the event of default of payments under this Agreement during any portion of the term thereof, the Seller shall be discharged in law and in equity from the terms hereof and may treat the Buyer as a tenant holding over and shall be entitled to retain or recover all the weekly payments received or to which he has become entitled as rent for the premises or by way of liquidated damages .

In the event the Seller decides to terminate the Agreement by reason of default of the Buyer, he shall give written notice to the Buyer by certified mail of his intentions to do so and to retain the sum paid as rental and of his further intention to place the property back on the market or to retain same. Such written notice shall be sent to the last known address of the Buyer and if no address is known, then to General Delivery, Greenville, South Carolina.

(8) The Buyer shall have the privilege to pay-off the balance due at any time without prejudice.

WITNESS our hands and seals this the 25th day of February, 1969 at Greenville, South Carolina.

WITNESSES

Lee H. Hall
Arthur L. Smith

Robert J. Guible
Robert J. Guible, Seller
Frank Epps
Frank Epps, Buyer

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