

ALSO: All the right, title and interest in and to the 15 foot alley lying between the rear lines of the lots hereinabove described.

This conveyance is subject to all restrictions, setback lines, roadways, easements, rights-of-way, if any, affecting the above described property.

The purchase price which the Buyer shall pay for the said property is the sum of Nine Thousand, Nine Hundred and Ninety-Five and No/100 (\$9,995.00) Dollars, which sum shall be paid as follows: In monthly installments of \$121.33 each, beginning on 1 February, 1973, the deferred payments to bear interest at the rate of eight (8%) per cent per annum, with entire balance due and payable on the 10th day of January, 1983.

All payments are to be made payable to Robert L. Perry, III, 104 Augusta Drive, Greenville, South Carolina, 29605.

The Buyer further agrees to pay taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter, the Buyer agrees to pay all real estate taxes thereon by December 15th of each year.

The Buyer agrees to keep the property insured for at least as much as remains due under this contract and the note, and to furnish Seller evidence of such insurance.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not then due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of sixty (60) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interests of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental or liquidated damages of said property, and said contract shall thereafter be