

2. Upon the payment in full of the purchase price, the Sellers agree that they will deliver to the Purchaser a good, fee simple, marketable deed free of all liens and encumbrances and said property shall be deeded by a survey to be provided by the Purchaser at the time said deed is executed to him.

3. The payments under this Contract shall be made directly to one of the Sellers, Mrs. Mabel Eugene Kelly Rhodes, who shall credit these payments against any monies due her by the other Seller, David F. Simpson, under his contract with Mrs. Rhodes which is recorded in Volume 887 at Page 75 in the RMC Office for Greenville County.

4. As part of the consideration of this sale the Purchaser hereby agrees to remove the two buildings located on the above described premises on or before two years from date.

5. The Purchaser hereby agrees that he shall pay his prorata share of the taxes on the two acres of land which he is purchasing and which contains the two houses. He shall pay this to the Seller, David F. Simpson, upon Mr. Simpson's request for same.

6. Time is of the essence of this contract and the Purchaser agrees that if he does not make the payments of \$50.00 per month as set forth in this Contract that said Contract may be cancelled at the option of the Sellers and any amounts paid on said Contract may be retained by the Sellers as liquidated damages.

7. The Purchaser agrees that he will carry a fire insurance policy and extended coverage on the house located on the two acres in a minimum amount of \$3500.00. This policy shall have a mortgagee clause placed in it to Mabel Eugene Kelley Rhodes and David F. Simpson as their interest appear, and the original

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