

0172

The Seller covenants and agrees and binds himself and his heirs, executors, administrators and successors and assigns to convey the above described property to the said Buyer, his heirs, administrators and assigns in fee simple by proper Warranty Deed with dower renounced, free from encumbrances, upon the payment of the full purchase price for the said property.

And the Buyer agrees that he will pay the taxes to be due on said property during the term of this contract.

And it is agreed by and between the parties that the Seller will proceed to clear the title to the said property particularly with respect to a prior dower interest in said property, and in the event that the Seller shall not be able to clear this matter in a period of one year from the date of this contract, the Seller agrees to return to the Buyer all of the monies theretofore paid under the terms of this contract, and this contract will then be cancelled.

In Witness Whereof, the parties hereto have set their hands and seals this 23<sup>rd</sup> day of November, 1973.

In Presence of: Samuel J. Elias (Seal) Seller  
Miss James Simpson  
Carlene E. Clay (Seal)  
Buyers. (Seal)

As to Thedreakle P. Wright:

STATE OF SOUTH CAROLINA :  
COUNTY OF GREENVILLE : PROBATE

Personally appeared before me Donald James Simpson and made oath that he saw the within named Samuel Elias and Jones A. L. Wright, sign, seal and as their act and deed deliver the within written instrument for the purposes therein expressed, and that he with Carlene E. Clay witnessed the execution thereof.

Sworn to and subscribed before me this 23 day of November, 1973.

Carlene E. Clay (Seal)  
Notary Public for South Carolina  
My Comm. expires 7-17-74

RECORDED NOV 29 '73 10107

4328 NY-2