

Upon the Purchasers paying the purchase price above set forth, the Seller will execute and deliver to Purchasers a good, fee simple, warranty deed to said property, free and clear of all encumbrances. However, in the event any monthly payments of the purchase price are in arrears and unpaid for a period of thirty days, this contract shall terminate at the option of the Seller and the said Seller shall have the right to retain any payments made prior thereto on this contract as liquidated damages to cover expenses and loss sustained by the Seller. Should the Seller fail to exercise said option, such failure shall not constitute a waiver to exercise the same at a future failure to pay as promised.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 7 day of January, 1970.

In the presence of:

Robert N. Daniel, Jr.

Nick P. Morris

ESTATE OF R. O. NICHOLS (SEAL)
 By: Carrie Mae N. Morris ^{Life Estate}
James F. Nichols, Executor
 "Seller"

B. F. Frasure (SEAL)
 B. F. FRASURE

Dorothy Frasure (SEAL)
 DOROTHY FRASURE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

"Purchasers"

PERSONALLY appeared before me, Robert N Daniel, Jr., who being duly sworn states that he saw the within named Carrie Mae N. Morris James F. Nichols, Executor, B. F. Frasure and Dorothy Frasure sign seal and as their act deliver the within Contract with Nick P. Morris. witnessed the execution thereof.

SWORN to before me this 17th day of May, 1974.

Thobie N. Wilkerson
Notary Public for the State of South Carolina
My Commission Expires: 3-14-83

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