

that they will commit no waste upon the premises or allow the same to be committed and the Purchasers agree to keep and maintain said premises in as good condition as now exists.

IT IS AGREED that time is of the essence of this contract and if said monthly payments are not made when due, the Seller shall be discharged in law and equity from all liability to make said deed and may treat said Purchasers as tenants holding over after termination and shall be entitled to retain the monthly payments already paid as rent.

Any indulgence of the Purchasers by the Seller of any of the terms and conditions herein shall not operate to waive any rights of the Seller herein.

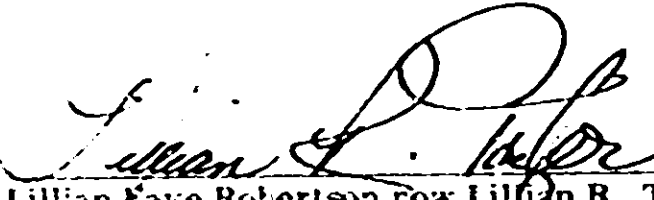
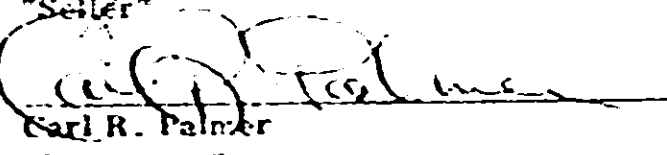

IT IS UNDERSTOOD AND AGREED that Seller shall make all the mortgage payments due Travelers Rest Federal Savings and Loan Association under that mortgage covering a portion of the property described in Exhibit "A" which mortgage is dated March 9, 1968 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1086, Page 238.

Seller shall pay for the cost of the deed preparation and deed stamps upon delivery of the deed.

IN WITNESS WHEREOF, the parties hereto set their hands and seals and bind each and everyone of the respective heirs, executors, administrators and assigns firmly by these presents, the date first above written.

In the presence of:

W. Lindsay Smith
Loke W. Denty
W. Lindsay Smith
Loke W. Denty
W. Lindsay Smith
Loke W. Denty

 (SEAL)
 Lillian Faye Robertson now Lillian R. Taylor
 "Seller"
 (SEAL)
 Carl R. Palmer
 "Purchaser"
 (SEAL)
 Catherine W. Palmer
 "Purchaser"

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