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shall convey to the Buyer the property described herein, by general warranty deed, free and clear of any and all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on a recorded plat.

The Buyer further agrees to pay all taxes on the real estate in question for the current year at such time as the bill thereof is rendered by the taxing authorities of Greenville County, South Carolina. Thereafter, the Buyer agrees to pay all real estate taxes thereon as they become due.

Also, the Buyer agrees to pay the full amount of the fire insurance policy now covering the real estate in question for its current term and to make payments for future insurance policies in the amount due on the anniversary date thereof. Further, the Buyer agrees to provide the Seller with a copy of the said paid up policy.

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 thirty (30) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller, all rights and interest of the Buyer, under this agreement, may thereupon be declared terminated by the Seller, and in such event, all monies 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 canceled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This contract may not be assigned, set over, conveyed or transferred in any manner or by any means.

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