

24. Failure or delay of the Seller to enforce any right or to exercise any option hereunder available because of any default shall not operate as a waiver of the right of the Seller to thereafter enforce such right or to exercise such option or any other right or option, for the same or for any subsequent default.

25. At the time of the delivery of a deed to said property, as provided in paragraph 18 hereof, evidence of title Seller shall give Buyer such evidence of title as he may have in his possession.

26. At Seller's option, Buyer will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper cost and expenses secured thereby.

The covenants in this Agreement contained shall be binding upon, and the benefits and advantages hereunder shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have executed this Agreement in duplicate by setting their hands and seals hereto as of the day and year first above written.

Signed and sealed in presence of:

Donald E. Johnson (SEAL)
 ADMINISTRATOR OF VETERANS' AFFAIRS
 By John I. Findley (SEAL)
 LOAN GUARANTY OFFICER
Richard Lang, Sr. (SEAL) SELLER
Lula Mae Lang (SEAL) BUYER
Marshall G. Ligon (WITNESS)
F. C. Pickens (WITNESS)
Gordon D. Kelley (WITNESS)

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) PROBATE

PERSONALLY appeared before me G. A. BACOT who, on oath, states that he saw the within named DONALD E. JOHNSON, by JOHN I. FINDLEY, Loan Guaranty Officer, sign, seal and as his act and deed, deliver the within written contract and that he with Lois M. Johnson witnessed the due execution thereof.

G. A. Bacot
G. A. BACOT

SWORN to and subscribed before me this 27th day of April, 1971.

Marshall G. Ligon
MARSHALL G. LIGON
Notary Public for South Carolina
(My Commission Expires December 16, 1980)
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me, F. C. Pickens, who, on oath, states that he saw the within named, Richard Lang, Sr., and Lula Mae Lang, sign, seal and as their act and deed, deliver the within written Contract, and that he with Gordon D. Kelley, witnessed the execution thereof.

F. C. Pickens
F. C. PICKENS

SWORN to and subscribed before me this 4th day of May, 1971

Jorie L. Jones (L.S.)
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: May 8, 1979

Contract Recorded May 7th, 1971 at 12:20 P. M. #26307

Leave Note 72773, Knox St. Blundale Heights

Filed for record in the office of the S. M. E. for Greenville County, S. C. at 12:20 P. M. May 7, 1971 and recorded in Deed Book 914 at page 387

S. M. E. for S. C.