

(e) Purchaser shall have the privilege of prepayment, without penalty, of all or portions of the unpaid principal balance at any time after January 1, 1981;

*m.m.
for trust*

(f) Failure to make any installment payment of interest within ~~thirty~~ ^{sixty (60)} (30) days following the due date thereof, or failure to cure any other default within a like period, or failure of Purchaser to pay the principal balance when due, shall constitute an event of default by the Purchaser, in which event, the Seller shall be entitled to re-enter the properties to be conveyed to Purchaser and to have the sole possession thereof. Upon any such default, Purchaser shall have no further right or claim to possession or use of the properties, nor shall Purchaser have any claim to legal or equitable title thereto or ownership interest therein, and Purchaser waives any right of redemption, as well as any right to require foreclosure and public sale; appraisal or other similar rights granted under the common or statutory laws of the State of South Carolina to persons or parties having or claiming interest in real properties located therein. In that event, all amounts paid by Purchaser at or prior to the execution of this Contract shall be considered rents and forfeited by Purchaser.

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(3) Existing Mortgage - Seller shall have the sole responsibility for making all payments of principal and interest, if and when due, required under the existing mortgage of real estate on the real property to be conveyed executed by Seller to Federal Land Bank of Columbia in the principal amount of \$71,000.00, dated January 21, 1976, having an unpaid principal balance on April 1, 1980 in the approximate amount of \$46,121.71.

*m.m.
for trust*

If Seller fails to pay any installment when due or is otherwise in default under the mortgage, the Purchaser shall have the right to pay the installment or cure the default and offset any amounts thus expended against the next installment payments coming due to Seller. ~~On or before the 15th of each month,~~ Seller shall furnish Purchaser with written evidence of payment of all ^{WITHIN 15 DAYS AFTER THE DATE THEREOF,} installment payments due thereunder. If not sooner paid, Seller shall pay the entire unpaid principal balance of the mortgage on or before April 1, 1983, or on or before such earlier date that Purchaser prepays the principal amount due and owing by Purchaser to Seller.

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