

10) It is understood and agreed that in the event the Buyer shall fail to make any of the payments as provided herein, or any part thereof, within a period of thirty (30) days after the due date, the Seller shall be discharged and relieved from any liability to make and deliver such deed to the Buyer and in that event, all rights of the Buyer shall cease and terminate hereunder and the Buyer may be treated as a tenant holding over after the termination of her lease and the Seller shall thereupon be entitled to such possession of the premises and to pursue such remedies as he may be entitled to under the law as landlord, and all sums paid hereunder by the Buyer shall be retained by the Seller as rent or liquidated damages. Notice to quit and of forfeiture are each hereby waived by the Buyer.

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11) It is further understood and agreed that if there is any default in the agreement on the part of the Buyer, that the Buyer agrees to pay to the Seller any reasonable attorney's fees and costs that the Seller may incur in connection herewith.

12) It is further understood by the Buyer that this property is subject to a mortgage to First Federal Savings and Loan Association of Greenville and that the Seller will obtain a release or satisfaction of said mortgage of record upon payment of the agreed purchase price in full.

13) It is understood and agreed that the Buyer has inspected the premises herein and finds them to be satisfactory and it is further understood and agreed by and between the Buyer and the Seller that there is no warranty or representation by Seller of fitness or suitability of the premises, that the premises are accepted by the Buyer in the premises present "as is" condition and said premises will be conveyed in an "as is" basis.

14) It is further understood and agreed that the Buyer intends to install new carpet in said premises at the Buyer's expense.

