

4. It is further agreed that there will be no pre-payment penalty imposed upon purchaser.

5. Payment shall be due on the 1st day of each month and will be deemed past due and delinquent on the 10th of each month with a late penalty imposed of 10% percent of the monthly payment added if payment made after the 10th.

6. In consideration of the covenants and agreements on the part of the Seller, the Purchaser agrees to purchase said property and to pay the purchase price, taxes, and interest and any applicable assessments, in the manner stipulated above.

7. Time is of the essence of this Agreement and upon failure of the Purchaser to make any payments under this Agreement when due, the Seller may immediately declare this contract terminated, retain all sums as liquidated damages and/or rent, and be entitled to immediate possession of the premises through Magistrate's Court proceedings as in the case of a defaulting tenant at will without prejudice to other rights of the sale. In the event this contract is placed in the hands of an attorney for collection, the Purchaser agrees to pay a reasonable attorney's fee together with all costs of collection.

IN WITNESS WHEREOF, the undersigned have set their hands and seals at Greenville, South Carolina, this 19th day of September, 1980.

In the presence of:

W L Burger (LS)
Seller

Neoma K. Burger

[Signature]

Arnold C. Webb (LS)
Buyer/Purchaser

[Signature]

Julia H. Webb (LS)
Buyer/Purchaser

Dated: September 19, 1980

Greenville, South Carolina

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