

REAL ESTATE SALES CONTRACT  
PAGE THREE:

on any monthly installment not received by the Seller within fifteen (15) days after the installment is due and should the Purchaser become thirty (30) days in arrears in payment hereunder, or in payment of taxes and insurance, or in the performance of any of the conditions hereof, the Seller shall have the right to cancel this Contract. The Contract may be cancelled by the mailing of written notice to the Purchaser, and upon the failure of the Purchaser to remedy the default within ten (10) days after the mailing of such notice, then this Contract shall be null and void and of no further force and effect without any further legal action of any sort required by the Seller. In the event of cancellation, the Seller shall be entitled to retain all payments previously made on the Contract as rent and/or liquidated damages. Should the Seller in the event of any default under the terms of this Contract find it necessary or appropriate to use the services of an attorney, the Purchaser shall be liable for an attorney's fee in a reasonable amount as a condition to continuance of this Contract. In the event of any legal action, the cost of the action together with a reasonable attorney's fee shall be added to the balance due under the Contract.

VII.

To the faithful performance hereof, the parties do hereby bind themselves, their heirs, executors, administrators and assigns and in witness whereof have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF:

Capen Banta  
William A. Bouton  
WITNESSES TO THE SELLER

David B. Mann (LS)  
DAVID B. MANN, SELLER

Capen Banta  
William A. Bouton  
WITNESSES TO THE PURCHASER

Kevin O. Anderson (LS)  
KEVIN O. ANDERSON, PURCHASER

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Seller and Purchaser sign, seal and as their act and deed deliver the within written REAL ESTATE SALES CONTRACT and that (s)he, with the

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