

and the remaining installments due on a like day of each month thereafter until paid in full.

2. Upon the full payment of the aforesaid consideration, the Sellers will convey unto the Purchasers a fee simple, warranty deed to the above described property, free of all encumbrances.

3. Taxes are to be prorated as of the date of the execution of this Contract and the Purchasers agree to pay all taxes and assessments accruing after the date hereof.

4. It is understood and agreed that the Sellers will continue to make the payments due on the mortgage given to Greenville Educators Federal Credit Union and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1515, at Page 847, recorded on September 15, 1980.

5. It is understood and agreed that the Purchasers shall pay to the Sellers a late charge of Five (5%) percent of any monthly installment not received by the Sellers within ten (10) days after the installment is due.

6. In the event the Purchaser fails to make any payment within forty-five (45) days after the date due thereof, the Sellers may immediately declare this Contract terminated, retain all sums paid hereunder as rent and/or liquidated damages, and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.

7. The Purchasers may anticipate payment in whole or in part at any time without penalty.

8. This Contract is binding on the heirs, executors, assigns and legal representatives of each of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 4th day of November, 1982.

Maria McCall
John D. Dyer

(CONTINUED ON NEXT PAGE)

James E. Howard
Harold H. Howard
Mark D. Kilgus
Rebecca L. Kilgus

0748

4328 RV-2