

In case of the institution of legal proceedings of any kind, We agree to pay a reasonable attorney's fee together with all costs and expenses of suit.

Privilege is given the Purchaser the right to pay all or any part of the principal at any time without penalty.

The Sellers agree that upon the payment of Nineteen Thousand Nine Hundred) Dollars provided for in this Contract, that they will execute a general warrenty deed to the Purchaser with Documentary Stamps affixed thereto, or to such person or persons as said Purchasers may designate, on the above-described property, free and clear of encumbrances, other than the restrictions set forth below.

It is further agreed that the 1983 taxes have been prorated this date and that the Purchaser will pay the 1983 taxes and all other taxes.

The Purchaser. agree that they will keep the improvements on the property above-described insured against fire, with extended coverage endorsement attached to the policy, for a sum of not less than \$19,900.00 and shall promptly pay all premiums coming due under said policy.

In the event the Purchaser should fail to make the payments herein prvided for or should they fail to perform any other covenants or agreements contained herein, then the Sellers herein may terminate this contract and take immediate possession of the premises, retaining any amount that has been paid thereon as liquidated damages for the breach thereof, by the Purchaser or pursue any other remedy available to him under the Laws of the State of South Carolina.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, the parties hereunto bind themselves and their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on this the day and year first above written.