

payment to be September 20, 1976, and the last payment August 20, 1977, at which time the sellers agree at that time to deliver or cause to be delivered to the purchaser a good, warranty deed and simultaneously with the issuing of the deed and delivery of the deed, the purchaser agrees to deliver or cause to be delivered to the sellers a first mortgage lien on the premises herein described for the sum of \$55,000.00 payable in the following manner: \$696.72 in 120 equal monthly installments, the first monthly installment to be September 20, 1977, and continuing on the 20th day of each successive month thereafter until paid in full with interest thereon from date at the rate of 9% to be computed and paid monthly until paid in full. All interest not paid when due to bear interest at the same rate as principal. That upon the payment of the full \$65,000.00 plus the interest at 9%, the sellers agree to cancel the \$55,000.00 mortgage and remove the same from the public records of Greenville County.

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In the event that the said mortgage is placed in the hands of an attorney for collection, then an attorney's fee consisting of a reasonable amount, besides all costs and expenses incident to such collection, shall be added to the amount due upon the note to be delivered or caused to be delivered simultaneously with the delivery of the deed and mortgage.

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It is agreed that time is of the essence of this contract and if the said payments are not made when due, they shall be discharged in law and equity from or liability to deliver or make said deed and may treat the said Paul B. Haines as a tenant holding over after termination, or contrary to the terms of said Bond for Title and agreement and shall be entitled to claim and recover or retain if already paid in all monies paid in as rentals or by way of liquidated damages, or may enforce the payment of said note.

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