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It is further understood and agreed by and between the parties hereto that, in event buyer shall fail to pay all taxes, maintain repairs or provide insurance as above provided, or, should buyer become delinquent in the payment of any installment as above provided for a period of more than ten (10) days after same shall have become due, then, at the option of seller, seller may declare the terms of this agreement breached, and, upon ten (10) days notice in writing thereof to buyer, buyer agrees to quit the premises peacefully leaving same in good order, and all payments theretofore made under this agreement shall be declared forfeit as just and due rental for occupation of the premises for the time so occupied. The buyer shall not be liable for any deficiency judgment.

Upon the completion of all payments under this agreement, or in the event buyer wishes to refinance and pay seller in full at any time seller hereby agrees to furnish buyer with a warranty deed to the premises upon the fulfillment of either occurrence.

All taxes and rents to be prorated as the first of August, 1974. Charlotte K. Luthi guarantees that there are no back taxes due on the above property.

The above constitutes the entire agreement between the parties hereto, and no alteration or modification of the terms hereof shall be valid unless reduced to writing and signed and sealed by the parties hereto.

Witness our hands and seals this the 1 day of August, 1974, at Greenville, South Carolina.

Stanton C. Latimer
WITNESS

Charlotte K. Luthi
SELLER

[Signature]
WITNESS

[Signature]
BUYER

[Signature]
WITNESS

[Signature]
WITNESS

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