

In the event the Purchaser fails to make any payment as setforth above on its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Seller and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises as liquidated damages for the breach of this Contract.

Upon the Purchaser paying the consideration herein expressed, the Seller will execute and deliver to the said Purchaser its successors and assigns, a good fee simple title by way of a general warranty deed.

This Contract shall be binding upon the parties hereto, their successors, heirs and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the year and day first above written.

IN THE PRESENCE OF

Judy S. Payne

Willie D. Payne

Laquita M. Baldwin
Seller

Formerly Laquita M. Holland

UNITED BUILDERS, INC

By: [Signature]

Its: President [Signature]

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, says that (s)he saw Laquita M. Baldwin and United Builders, Inc., by its duly authorized officer, sign, seal and as their act and deed, deliver the within Bond for Title, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd
day of January, 1979.

Judy S. Payne

Willie D. Payne (SEAL)
Notary Public for South Carolina
My commission expires: 6/13/79

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