

to Sellers up to their interest, provided, however, Purchaser may, with prior written consent of Sellers, rebuild a residence of a quality sufficient to fully cover the amount of Sellers interest.

9. Upon full compliance with the terms of this contract, Sellers agree to give to Purchaser a general warranty deed conveying said premises to Purchaser free and clear of liens and encumbrances, with each party herein being responsible for standard closing costs. If the Purchaser fails to pay the taxes or insurance premiums as the same become due or if he breaches any of the other terms and conditions, Sellers may at their option, after giving Purchaser thirty (30) days written notice, declare the entire purchase price due and payable and cancel this contract. In the event of such default, the Sellers shall be discharged from any liability to convey said property and may retain any amount paid by Purchaser as liquidated damages and as rental charges for use of said property. In the event of such default and cancellation of this contract, Sellers shall be discharged from any liability to convey said property to Purchaser, and Purchaser agrees to surrender possession of said premises in good repair upon demand of Sellers.

10. This contract is binding upon the parties hereto, their heirs, executors, and administrators. The lot of land covered by this contract is described as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, and being known and designated as Lot No. 7 and the eastern half of Lot No. 6 in Block Book D, HIGHLAND TERRACE SUBDIVISION as shown on plat of property of L.G. Moss and Eunice B. Moss, said plat prepared by Jones Engineering Service, dated February 7, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-E, at page 88, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Hillcrest Circle and East Hillcrest Drive and running thence N 53-01 E 230.5 feet to an iron pin; thence N 67-03 W 214.5 feet to an iron pin; thence S 22-57 W 190 feet to an iron pin; thence along East Hillcrest Drive S 67-03 E 35 feet to an iron pin; thence continuing along East Hillcrest Drive S 57-53 E 65.8 feet to an iron pin, the point of beginning.

IN WITNESS WHEREOF, we have hereunto set our Hands and Seals,