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4. Upon full payment of the purchase price, taxes and interest, and any applicable assessments as above provided, the Sellers agree to convey the property to the Purchaser by general warranty deed, free of encumbrance or lien, subject only to restrictions, zoning ordinances, utility and drainage easements not regarded as objectionable. The Sellers agree to pay for documentary stamps for the deed and the Purchaser to pay for the recording of the deed.

5. In consideration of the covenants and agreements on the part of the Sellers, the Purchaser agrees to purchase said property and to pay the purchase price, interest, taxes and insurance and applicable assessments in the manner stipulated above.

6. Time is of the essence of this Agreement, and upon failure of the Purchasers to make any payments under this Agreement when due, the Sellers may immediately declare this contract terminated, retain all sums as liquidated damages and/or rent, and be entitled to immediate possession of the premises through Magistrate's Court proceedings as in the case of a defaulting tenant at will without prejudice to the rights of the Sellers. In the event this contract is placed in the hands of an attorney for collection, the Purchaser agrees to pay a reasonable attorney's fee together with all costs of collection.

IN WITNESS WHEREOF, the undersigned have set their hands and seals at Greenville, South Carolina, this 31 day of October, 1980.

In the presence of:

William C. Glasgow

James Wilson

John H. Cheros

Gene L. Haulley

Jack E. Rear (LS)
Jack E. Rear

Barbara A. Rear (LS)
Barbara A. Rear

Billy D. Hill (LS)
Billy D. Hill

Betty J. Hill (LS)
Betty J. Hill

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