

at the time the same falls due and prior to delinquency thereof, including interest payments to Sellers, taxes, assessments, and insurance premiums, and if such default continues for thirty (30) days after written notice thereof, Sellers, at their option, may:

(a) Declare a forfeiture of Purchaser's rights hereunder and cancellation of this contract. On such election, all right, title and interest of Purchaser hereunder shall cease and determine, and all principal and interest payments as well as escrow deposits, if any, theretofore made by Purchaser shall be retained by Sellers as liquidated damage: and as rental for the use and occupation of property.

(b) In the event of a forfeiture, Sellers shall return to Purchaser the down payment of Seventeen Thousand, Five Hundred and No/100 (\$17,500.00) Dollars, less: (1) any unpaid interest payment; (2) any payment or payments made by Sellers and payable by Purchaser (e.g. taxes and insurance), it being stipulated and agreed that such obligation to repay is a separate and independent covenant of Purchaser hereunder.

In case any action is brought by Sellers or Purchaser to enforce this contract or any provision thereof, Sellers or Purchaser shall be entitled to attorney's fees in addition to ordinary taxable costs of suit.

IN WITNESS WHEREOF, the parties have executed this instrument in duplicate at Greenville, South Carolina, on this 20th day of January, 1981.

In the Presence of:

[Signature]
Cynthia P. Glenn
As to Purchaser

JOHN A. BOLEN, INC.
[Signature]
John A. Bolen, President
PURCHASER

[Signature]
Cynthia P. Glenn
As to Sellers

[Signature]
Robert M. White
[Signature]
Jeanne P. White
SELLERS

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that she saw the within named Purchaser and Seller sign, seal and as their act and deed deliver the within document and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of January, 1981
[Signature]

(LS)

Notary Public for South Carolina
My Commission Expires: 2-26-92

RECORDED FEB 3 1981
at 4:12 P.M.

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