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as well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchasers herein shall maintain the said property in a reasonable state of repair, normal wear and tear is expected.

In the event the Purchasers fail 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 Purchasers prior thereto shall be forfeited by the Purchasers to the Seller herein as rent for the use of said premises as liquidated damages for the breach of this Contract.

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

This Contract shall be binding upon the parties hereto, their 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:

[Handwritten signatures of witnesses]

SELLER

[Handwritten signature of William B. James]
William B. James, as Trustee

PURCHASERS

[Handwritten signatures of witnesses]

[Handwritten signature of Morton W. Hale]
Morton W. Hale
[Handwritten signature of Pamela B. Hale]
Pamela B. Hale

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named 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 10th day of April, 1981.

[Handwritten signature]

WILLIAM B. JAMES
ATTORNEY AT LAW
114 WILLIAMS STREET
P. O. BOX 3157
GREENVILLE, S.C.
21692

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[Handwritten signature of Notary Public]
Notary Public for South Carolina
My Commission Expires: 5-14-85

(SEAL)
RECORDED APR 15 1981
at 3:56 P.M.

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