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5. The Purchasers covenant and agree to pay for all electrical, water, sewer, telephone, gas or other utility charges, fees, if any, on the subject property during the term of this Agreement.

6. The Purchasers shall not assign this Bond For Title or any part thereof without the express written consent of the Sellers herein.

7. This Bond For Title shall be recorded in the RMC Office for Greenville County, South Carolina. The Purchasers agree to pay for all cost and charges incident to such recordation.

8. In consideration of the covenants and agreements on the part of the Sellers, the Purchasers agree to purchase said property and to pay the purchase price, plus interest, taxes, assessments, utilities, etc. in the manner stipulated above.

9. Time is of the essence in this Agreement, and upon failure of the Purchasers to make any payment under this Agreement when due, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages, and be entitled to immediate possession of the premises as in the case of a defaulting tenant at will by summary proceedings in any magistrate's court in Greenville County. In the event it is necessary to place this contract in the hands of an attorney, the Purchasers agree to pay a reasonable attorney's fee together with all costs.

10. All covenants, agreements, terms and conditions herein contained shall apply to and bind the heirs, successors, executors, administrators and assigns of all parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at Greenville, South Carolina, on the date first above written.

IN THE PRESENCE OF:

Justin C. Palmer

Louise H. Helms L.S.
Louise H. Helms (Seller)

Jessie J. Chappell

Jesse L. Helms Sr. L.S.
Jesse L. Helms, Sr. (Seller)

WFWJ
J. H. H.
J. H. H.

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