

4. It is understood and agreed that the Sellers will continue to make the payments due on the mortgage given to Mae H. Huff and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1135, at Page 401, recorded on August 21, 1969 and subsequently assigned to Wyoma H. Garrison and Betty Sue Goff on February 3, 1971.

5. It is expressly understood that the Purchaser shall maintain said property in a reasonable state of repair, normal wear and tear accepted.

6. In the event the Purchaser fails to make any payment within Thirty (30) days after the date due thereof, 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 through ejection or eviction as in the case of a defaulting tenant at will.

7. The Purchaser may anticipate payment in whole or in part at any time without penalty.

8. This Contract is binding on the heirs, executors, assigns and legal representatives of each of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 28th day of May, 1982.

*Michael G. Edmonds*  
*Millard P. Garland*  
*Lillie Mae Garland*

*Michael G. Edmonds*  
*Millard P. Garland*  
*Lillie Mae Garland*

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Millard P. Garland, Lillie Mae Garland and Michael G. Edmonds, 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.

*Michael G. Edmonds*

SWORN to before me this  
28th day of May, 1982

*Michael G. Edmonds*  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 1-26-90

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
MAY 28 1982

0149

4328 RV-2