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Contract be turned over to an attorney for collection, or be collected by a legal process of any kind, the Purchaser agrees that a reasonable fee for this service, as well as all costs and expenses in connection therewith, shall be added to and be collectible as a part of the obligation represented hereby, and shall be immediately due and payable. Further, the Purchaser agrees that should the Seller be assessed by American Federal Bank, F.S.B. or The Luthi Mortgage Company with a late charge as a result of the Purchaser's failure to pay as herein agreed, that the Purchaser shall upon demand reimburse the Seller for any such late charge. Further, at such time on or prior to April 30, 1984 that Purchaser shall obtain permanent financing from a third party lender, the above referred to mortgages shall be paid off in full and the amount resulting from the difference in such payoff sums and the balance of the sales price hereunder then owing by Purchaser to Seller shall be delivered and paid to Seller.

III.

The Purchaser acknowledges that he has been afforded ample opportunity to fully examine and inspect the premises which are the subject of this Contract, and any improvements thereon, including but not limited to all fixtures or appliances included therein, and except as noted herein, the Purchaser agrees to accept the subject premises in "as is" condition and hereby acknowledges that the Seller makes no warranty of the premises, its fitness, freedom from defects in workmanship and materials, either express or implied:

RONNIE L. SMITH
ATTORNEY AT LAW
P. O. BOX 1216
BARLEY, S. C. 29411
KELVIN R. KEARSE
ASSOCIATE ATTORNEY

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