

It is further agreed that the 1967 taxes on the above described property shall be pro-rated between the Sellers and Purchasers as of the date of this Contract and that all taxes thereafter accrued shall be paid by the Purchasers.

The Purchasers herein agree that they will keep the improvements on the property above described insured against fire and other hazards, with extended coverage endorsement attached to the policy, for a sum of not less than Six Thousand (\$6,000.00) Dollars and shall promptly pay all premiums coming due under said policy.

It is understood that the Sellers may, at their sole option, pay the taxes and insurance in the event the Purchasers fail to do so, and in such event the Sellers may charge the same back to the Purchasers under this Agreement and said payment shall be paid by the Purchasers and shall bear interest as stated hereinabove.

It is agreed that time is of the essence of this Contract and if the payments are not made when due plus a grace period of fifteen (15) days, Seller shall be discharged in law and equity from all liability to make said deed and may treat the Purchasers as Tenants holding over after termination, or contrary to the terms of a lease and shall be entitled to retain all payments made hereunder for rent, or by way of liquidated damages and shall have any and all other remedies at law or at equity as permitted by the State of South Carolina. In the event of default by the Purchasers under this Contract then the Sellers may at his option terminate this Contract as hereinabove provided and may thereupon take immediate possession of the premises.

It is understood and agreed that the Purchasers shall make all payments due hereunder to the Sellers at _____

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