

will execute and deliver to the Buyers a good and marketable title to the above described property in fee simple, free and clear of all liens and encumbrances of record except for any restrictions or rights-of-way that might affect the subject property.

IT IS LASTLY AGREED that time is of the essence of this Agreement and that if said payments are not made when due, the Seller shall be discharged in law and in equity from all liability to make said deed and may treat said Buyers as tenants holding over after termination or contrary to the terms of a monthly lease, and the Seller shall be entitled to claim and recover, or retain if already paid, the monthly payments referred to above as rental for the use of said property, or by way of liquidated damages or the Seller may enforce the payments under this Agreement and the Seller may declare the entire balance due and payable together with a reasonable attorney's fee and costs, should the Seller deem it necessary to turn the matter over to an attorney for collection or enforcement of this Agreement.

In Witness Whereof, we have hereunto set our hands and seals this the day and year first written above.

In the presence of:

Benny Progenia
Mary P. Porter

W. C. Bumby (SEAL)
W. C. Bumby

Seller,

Donald Leonard Sieroslawski (SEAL)
Donald Leonard Sieroslawski

Shirley Deloris Sieroslawski (SEAL)
Shirley Deloris Sieroslawski

By: Donald Leonard Sieroslawski
Donald Leonard Sieroslawski, as Agent

Buyers

NOTARY PUBLIC FOR SOUTH CAROLINA
COUNTY OF _____

Personally appeared before me _____ and made oath that he saw the within named grantor sign, seal and as the grantor's act and deed, deliver the within bond for Title and that he with the other witness subscribed above, witnessed the execution thereof.

Sworn to before me _____
Notary Public for South Carolina
My Commission Expires: _____

RECORDED AT 2:45 P.M. # 12792

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