

In consideration of the covenants and agreements on the part of the Seller, the Purchaser agrees to purchase said property and to pay the purchase price, interest and taxes in the manner stipulated above.

Time is of the essence of this Agreement, and upon the failure of the Purchaser to make any payment under this Agreement when due, the Seller may immediately declare this contract terminated, retain all sums paid hereunder as rent and liquidated damages, and be entitled to immediate possession of the premises as in the case of a defaulting tenant at will. In the event this contract is placed in the hands of an attorney for collection, the Purchaser agrees to pay a reasonable attorney's fee together with all costs of collection.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals at Greenville, South Carolina, this 1st day of April, 1980.

In the Presence of:

Carli Garland

William A. Shell (SEAL)
Seller

W.D. Shell

William A. Pitzer (SEAL)
PURCHASER

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared before me the undersigned, who, on oath, states that (s)he saw the above named parties sign, seal and as their acts and deeds deliver the foregoing contract, and that (s)he, with the other subscribing witness, witnessed the execution thereof.

SWORN to before me this 1st day of April, 1980.

Deborah H. Garrison (LS)
Notary Public for South Carolina
My Commission expires: 1-29-81

W.D. Shell

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