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hereof, then the Owners, their heirs, executors, administrators, successors and assigns shall execute, acknowledge and deliver, or cause to be executed, acknowledged, and delivered, a deed or deeds of conveyance, such as will be sufficient to convey to Buyers a good and marketable fee simple title to the real property located in Greenville County, described on Exhibit A attached hereto and made a part hereof, clear of all mortgage liens and all encumbrances, except encumbrances of record as of the date hereof, ad valorem and similar property taxes for the year of conveyance and future years, and such other encumbrances as may be approved by Buyers hereafter; together with the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto.

2. In the meantime and until such deed shall be delivered, and so long as Buyers shall not be in default under the other conditions stated herein, the Owners shall and do permit and suffer the said Buyers peaceably and quietly to hold and enjoy the said premises.

3. In the event Buyers shall fail to make any of the aforesaid payments when due, or shall otherwise default on or fail to satisfy one of the conditions hereof, and if Buyers shall fail to make such payment or cure such default after thirty (30) days written notice, then and in such event the Owners shall have the right to exercise any available legal remedy including foreclosure of Buyers' equity of redemption. In the event of such default, the Owners shall have the option of allowing Buyers to remain in possession of the premises and to accept such installment at a later date, provided that the amount of any such installment not paid when due shall bear interest until paid at the rate of ten (10%) per cent per annum.

4. It is understood and agreed by Owners and by Buyers that the real property described herein is currently subject to the mortgage of First Federal Savings and Loan Association, dated December 21, 1978 and recorded in the RMC Office for Greenville County in Mortgage Book 1453 at Page 764. When all obligations of Buyers stated herein have been paid in full, title to the property will be conveyed to Buyers as provided hereinabove, free and clear

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