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9. This contract and the covenants and agreements hereof shall bind and inure to the benefit of the parties hereto, and their respective heirs, personal representatives, successors and assigns.

10. The invalidity or unenforceability of any paragraph hereunder or any portion thereof shall not effect the validity and enforceability of any other provision of this contract.

11. Buyer may convey or assign this contract at any time provided Buyer remains personally liable hereunder to Seller. Seller may also convey his interest in this contract provided the sale is made subject to the terms and conditions contained herein.

12. At the time this transaction is to be closed out and deed given to Buyer, it is agreed that Seller shall pay the cost of the preparation of said deed, together with documentary stamp tax due thereon. Buyer shall pay for the cost of recording said deed, together with any title examination and/or title insurance Buyer may desire to secure.

13. Any forbearance by Seller in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. All remedies provided hereunder are distinct and accumulative to any other right or remedy under this agreement or afforded by law or equity, and may be exercised concurrently, independently or successively.

IN WITNESS WHEREOF, the parties hereunder set their hands and seals this

17 day of April, 1981.

In the presence of:

James W. Bogeman
Uicker & Wickham

Ben B. Bogeman
Uicker & Wickham

CLARK MANOR, INC. (SEAL)
BY: C. David Staggs
PO Box 194
Swingville, S.C.
29661

C. David Staggs (SEAL)
C. David Staggs
Sarah B. Staggs (SEAL)
Sarah B. Staggs

21 1 Box 105 Highway 14
Swingville, S.C.
29661

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