

the Purchaser as a tenant holding over after notice or to use any other remedy available at law or in equity.

The Purchaser shall be entitled to peaceful possession of the premises so long as the Purchaser is not in default under the terms of this Agreement. The Purchaser shall maintain the premises in good condition and shall be responsible for all maintenance, repairs, utility charges and real property taxes. Purchaser agrees to keep the dwelling and any other structures on the premises fully insured with fire and extended coverage insurance. Said policy shall list the Purchaser, Seller and Nelle H. Cowan as insured as their interests may appear and the original policy shall be retained by the Seller. The coverage shall always be for no less than the \$21,150.00 purchase price. All premiums are to be paid by the Purchaser. In the event Purchaser fails to pay said premiums or the taxes, the Seller has the right to do so and to add the cost thereof to the balance due hereon, plus interest.

Said property is subject to such easements, restrictions, and rights of way as appear of record.

To the faithful performance of this Contract, we do hereby bind our heirs, successors and assigns the date first above written.

In the presence of:

W. Cook Self

Bob R. Jaues (L.S.)
Bob R. Jaues (Seller)

Patricia J. Jerry

Barbara B. Johnson (L.S.)
Barbara B. Johnson (Purchaser)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed, deliver the within written Agreement, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3
day of January, 19 83

Kathryn D. Cunningham (SEAL)
Notary Public for S.C.
My Commission Expires 2/9/92

W. Cook Self

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