

Thousand Four Hundred (\$1,400.00) Dollars each, commencing March 23, 1984, and continuing annually thereafter until said sum is paid in full, with interest thereon at the rate of thirteen (13%) percent per annum, to be computed and paid annually, with the right to anticipate payment in full at any time without penalty.

Upon the full payment of the purchase price and interest as provided above, the seller agrees to convey the property to the purchaser by general warranty deed, free of encumbrance or lien. The seller will pay for the preparation of the deed and stamps thereon, and the purchaser will pay the normal recording fees for the recordation of the deed.

The purchaser agrees to pay the annual taxes assessed against the within described property, together with all assessments of any nature levied or charged against the within described property. Purchaser agrees to insure for the benefit of the seller in an amount equal to seller's equity for fire and extended coverage.

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, which agreement is binding upon the seller and the purchaser, their heirs, assigns, executors and administrators forever.

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 have hereunto set their Hands and Seals at Greenville, South Carolina, this 23rd day of March, 1983.

SIGNED IN THE PRESENCE OF:

Annie M. Bramlett
Robert Edens

Annie M. Bramlett (LS)
 ANNIE M. BRAMLETT, Seller
Robert Edens (LS)
 ROBERT EDENS, Purchaser