

4. It is agreed upon between the parties that the Seller shall make available to the Purchaser the premises on or before June 1, 1983. The monthly payments due to be made by the Purchaser to the Seller shall commence with the first payment on July 1, 1983, and shall be paid on the 1st day of each calendar month thereafter until the full principal sum with interest at 12% shall have been paid in full.

5. The Seller agrees upon the receipt of the full purchase price, with interest, that after the last payment shall have been made, that he shall furnish the Purchaser with a fee simple deed conveying good, marketable title to the premises to the Purchaser or to her order. It is the intent of the parties to this agreement that it shall be binding upon not only the parties hereto but upon their heirs and assigns, forever.

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, in the County of Greenville, being shown as Lots 1, 2 and 3 of Block F on a plat by Dalton and Neves dated December, 1954, and according to said plat being more particularly described as a unitary tract as follows, to-wit: BEGINNING at an iron pin at the southeast corner of the intersection of Rutherford Road and North Avondale Drive; said pin being located on the southeast side of the right of way of said Rutherford Road, running with Rutherford Road North 56-44 East 52.3 feet to an iron pin; North 57-44 East 55 feet to an iron pin; thence South 32-24 East 43 feet to an iron pin; South 30-19 East 187 feet to an iron pin; South 63-12 West 114.6 feet to an iron pin on the right of way of North Avondale Drive; thence with North Avondale Drive North 26-43 West 75 feet to an iron pin; North 29-53 West 142.5 feet to the BEGINNING corner. This tract is shown in Greenville County Block Book as Map 182, Block 2, Lots 1 and 2. 519 - 182 - 2 - 1, 2.

6. It is agreed and understood that during the existence of this contract that the Purchaser will pay all of the taxes levied upon the property, shall keep the same insured against fire and other hazard in a sum not less than the amount of the indebtedness at that time to the Seller and shall keep the premises in as good repair and condition as they were at the time of the execution of this agreement, reasonable wear and tear alone excepted.

7. In the event that the Purchaser shall become delinquent in as many as two payments, then and in that event the Seller shall give notice to the Purchaser by first class United States mail of his intent to cancel

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