than the then outstanding balance due under this Bond for Title. Purchasers agree to provide Seller with written evidence of payment of all taxes and insurance. If Purchasers fail to make said payments Seller may pay same and all sums so paid shall bear interest at twelve (12%) percent and shall be added to the principle amount hereon owed.

Purchasers agree to keep the premises in as good condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.

Upon the Purchasers making payment in full of the sum of $8,400.00 within the specified period of time hereinabove set forth, and provided that the Purchasers shall satisfactorily perform all other provisions in this Agreement, the Seller agrees that at the time of full payment of the afore-stated sum, it will execute and deliver to the Purchasers a good fee simple limited warranty deed to said property free and clear of liens or en-cumbrances.

In the event the Purchaser should fail to make the monthly in-stallment payments provided for herein, or in the event the full sum of $8,400.00 is not paid to the Seller within eight (8) years from the date of this Agreement, or should the Purchasers breach any other provision of this Agreement, this Agreement shall thereupon terminate and become null and void and any and all payments made by the Purchasers prior to such default shall be forfeited by the Purchasers to the Seller as liquidated damages for the breach of this Agreement and the said Purchasers shall have no further interest in or claim upon the above described property.

This Agreement shall be binding upon the parties hereto and their successors, heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 29th day of July, 1983.

IN THE PRESENCE OF:

Bankers Trust of South Carolina as Trustee under the Will of E. H. Claburn, deceased

By _____
Vice President, Trust Officer

_____
James L. Simpson

_____
Sarah M. Simpson
Purchasers

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