

first day of each month thereafter until June 27, 1975, at which time the full balance due to Ann D. Robinett shall become due and payable and the full balance due from the Purchasers to the Sellers shall simultaneously become due and payable therewith.

2. Purchasers agree to pay 1973 Greenville County property taxes and all public assessments and property taxes accruing after the date of execution of this agreement.

3. Upon full payment of the purchase price, interest and taxes according to the terms of this Agreement, the Sellers shall convey the property to the Purchasers by fee simple, warranty deed, free of encumbrance or lien.

4. Time is of the essence of this agreement, and upon the failure of the Purchasers to make any payments within thirty (30) days after the due date thereof, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.

5. The Purchasers may anticipate payment in whole or in part at any time without penalty.

IN WITNESS WHEREOF the parties have hereunto set their Hands and Seals at Greenville, South Carolina, this 26th day of January, 1973.

IN THE PRESENCE OF:

John S. Chess
Nancy J. Davis

Donald Joseph Beck (LS)
Donald Joseph Beck, Purchaser
Linda J. Beck (LS)
Linda J. Beck, Purchaser
Richard H. Case (LS)
Richard H. Case, Seller
Janette H. Case (LS)
Janette H. Case, Seller