

liability to deliver the aforementioned Warranty Deed, and shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying the same without suit or resort to any court, eviction, foreclosure or other legal or equitable remedy. Provided, however, that the rights of the Seller herein shall not be construed to exclude any other remedy, suit or action available to the Seller in law or equity for the enforcement of this Bond for Title, or any amounts due thereon, in which event Court costs and reasonable Attorney's fees shall be added to the balance of the purchase price due hereunder.

5. Time. Time is of the essence of this agreement. The Buyer shall not assign, transfer or encumber any right that Buyer may have under this Bond for Title until such time as said Buyer has paid the full purchase price and all interest due hereunder and receives from the Seller the above mentioned deed. The words "Seller" and "Buyer" as used herein shall include the masculine and feminine gender, singular and plural, and shall include any person, partnership or corporation as the context may require. This agreement contains the entire agreement between the parties and shall inure to the benefit of and become binding upon the Buyer and the Seller, their heirs, assigns, successors, executors and administrators.

IN WITNESS WHEREOF, the Buyer and Seller have caused this Bond for Title to be executed this 1st day of April, 1975, at Greenville, South Carolina.

T. Prato Wood

 T. Prato Wood (Seller)

J. M. Flemming

 J. M. Flemming (Buyer)

Signed, sealed and delivered in the presence of:

Julius B. Aiken

Miss [unclear]

JULIUS B. AIKEN
 Attorney at Law
 AIKEN BUILDING
 403 PETTIGRUSTREET
 GREENVILLE, SC. 29601
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