

ber 1, 1976, until the total amount of Five Thousand One Hundred and no/100 (\$5,100.00) Dollars is paid in full; the deferred payments to bear interest at the rate of eight (8%) per cent per annum.

All payments are to be made payable to W. Richard James and Philip K. Trammell, 411 Pettigru Street, P. O. Box 10346 F.S., Greenville, South Carolina 29603.

*AWAS*  
*R.E.S*  
Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Sellers covenants to convey the said property or cause the same to be conveyed to the Buyers or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not then due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared the essence of this contract, and in the event of twenty (20) days default by the Buyers in making any of the payments herein provided for, then, at the option of the Sellers, all rights and interests of the Buyer under this Agreement may thereupon be declared terminated by the Sellers, and in such event, all money paid by the Buyers under the provisions of this Agreement may be retained by the Sellers as rental or liquidated damages of said property, and said contract shall thereafter be cancelled, or the Sellers may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this contract is 8%.

This contract is executed by the Buyers with the understanding and agreement that the property herein described has been inspected by the Buyers, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the agreement herein contained and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Bond For Title embodies the entire agreement between the Sellers and the Buyers relative to the property described herein and the

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