

4. In consideration of the covenants and agreements on the part of the Seller, the Buyer agrees to purchase said property and to pay the purchase price, interest, taxes, and insurance in the manner stipulated above.

5. Time is of the essence of this agreement, and upon failure of the Purchaser to make any payments under this agreement when due, the Seller 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. In case this contract is placed in the hands of an attorney for collection, the purchaser agrees to pay a reasonable attorney's fee plus all costs of collection.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 10th day of February, 1977.

In the presence of:

[Signature]  
Mag J. Lovell

PREMIER INVESTMENT CO., INC.

BY: [Signature]  
President Seller

[Signature]  
Jeannette K. McMahan Buyer

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he saw the within named Seller and Buyer sign, seal and as the act and deed of each deliver the within Contract for Sale of Real Estate and that he with the other witness subscribed above, witnessed the execution thereof SWORN to before me this

10th day of February, 1977.

[Signature]

[Signature] (LS)  
Notary Public for South Carolina  
My Commission expires 4/7/79

FEB 11 1977 At 2:13 P.M.

21000

0980

4328 RV-21