

to hereinabove, or refinancing same at purchaser's expense.

Purchaser further agrees to maintain fire and hazard insurance on the property in an amount equal to or greater than the balance of the full purchase price owed to Seller as it may from time to time be computed and further agrees to pay all real estate taxes and/or assessments accruing on or after the date of execution hereof.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due, Seller shall be discharged in law and equity from all liability to make said deed, and may treat the said James E. Mitchell as tenant holding over after termination, or contrary to the terms of a month to month lease and shall be entitled to claim and recover all sums paid by way of liquidated damages or rent and Seller may enter on said property and have possession after default with no notice to Purchaser.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 4th day of May, 1977.

In the Presence Of:

Almond D. Lindner
James S. Kullberg

JIM WILLIAMS, INC.

BY: *W. James Williams*
W. James Williams
President, SELLER

James E. Mitchell
JAMES E. MITCHELL
PURCHASER

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that she saw the within named Seller and Purchaser sign, seal and as their act and deed, deliver the within instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this
4th day of May, 1977.

James S. Kullberg

Almond D. Lindner (LS)
Notary Public for South Carolina

My commission expires 7-24-79

MCDONALD, COX & ANDERSON
ATTORNEYS AT LAW
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