

7. In the event Purchaser shall fail to make any of the aforesaid payments when due, and shall fail to cure such monetary default within fifteen (15) days, the Owners shall have the right, privilege and option to declare this Bond for Title null and void. In the event Purchaser shall otherwise default on or fail to cure such default within fifteen (15) days after written notice of same has been delivered by Owners to Purchaser, then and in any such event the Owners shall have the right to re-enter the premises and take full possession and control. In such event Purchaser shall surrender complete possession of the premises and all improvements thereof to the Owners. In the event it is necessary for Owners to take any legal action to regain possession of the premises, Purchaser agrees to pay Owners' Attorney a reasonable fee as an attorneys fee, as may be set by the Court. In the event of such taking by the Owners, any and previous payments made to the Owners with respect to the property, including previous installments made under this Bond for Title, shall remain the property of and shall be forfeited to the Owners as rental for the use of the premises prior to such retaking of possession.

8. The Purchaser agrees to indemnify and save Owners harmless from any and all actions, demands, liabilities, claims or litigation expenses arising out of or in any way connected with Purchaser's occupancy or use of the properties described herein, and which results from any alleged act or negligence of Purchaser, its employees, agents, tenants or invitees, or from any condition existing or occurring on the premises prior to deliver of deed to Purchaser.

9. All rights, duties and obligations set forth herein shall inure to the benefit of, and shall be binding upon, the respective heirs, administrators, executors, successors and assigns of the parties hereto. Purchaser shall have the right to assign its interest as to all or any portion of the property described herein to any party with the consent of Owners, provided Owners' consent shall not be unreasonably withheld. In the event this right is exercised, the Purchaser agrees that it shall not be relieved from liability and obligations under this Bond for Title

IN WITNESS WHEREOF, the parties have hereunto set their Hands and Seals at Greenville, South Carolina, this 1 day of June, 1978.

In the Presence of:

Robert H. Barnett
Robert H. Barnett
Deborah H. Garrison

J & D INVESTMENTS, a partnership

By:

[Signature]
 E. Dan Joynt
[Signature]
 James D. Smith

(LS)
 (LS)

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