

9. That in the event of default, the Purchasers expressly agree to forfeit any and all payments made under this Installment Contract of Sale as liquidated damages to the Seller or the Seller may at her discretion declare the outstanding principal plus accrued interest due and pursue all remedies available to her under the laws of the State of South Carolina.

10. Whenever used herein, the singular shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders, and Seller shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. The terms "Seller" and "Purchasers" as used herein shall include the heirs, personal representatives, successors and assigns of the party so designated. It is mutually covenanted and agreed that no delay or failure on the part of the Seller in the exercise of any right or remedy shall operate as a waiver thereof and no single or partial exercise by the Seller of any right or remedy shall preclude other or future exercises thereof or the exercise of any right or remedy.

11. The Seller agrees to convey the property by good warranty deed, free of encumbrances, liens or assessments only upon the full payment of the entire principal balance of Fifteen Thousand Five Hundred and 00/100 (\$15,500.00) Dollars plus accrued interest of nine (9%) per cent per annum thereon.

12. Description of Land: House, detached garage and lot known as 104 Donnybrook Avenue, Sans Souci Section, Greenville County, State of South Carolina; also known as County Tax Map #158, Block 1, Lot 40.

13. Purchasers expressly agree to buy this property in "as is" condition, and Purchasers further expressly agree to

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