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It is further understood and agreed by and between the parties hereto that, in event buyer shall fail to pay all taxes, maintain repairs or provided insurance as above provided, or, should buyer become delinquent in the payment of any installment as above provided for a period of more than thirty (30) days after same shall have become due, then, at the option of the seller may declare the terms of this agreement breached, and, then upon thirty (30) days notice in writing thereof to buyer, buyer agrees to quit the premises peacefully leaving same in good order, and all payments theretofore made under this agreement shall be declared forfeit as just and due rental for occupation of the premises for the time so occupied.

Upon completion of all payments under this agreement, or in the event buyer wishes to refinance and pay seller in full at any time seller hereby agrees to furnish buyer with a warrenty deed to the premises upon the fulfillment of either occurrence.

The above constitutes the entire agreement between the parties hereto, and no alteration or modification of the terms hereof shall be valid unless reduced to writing and signed and sealed by the parties hereto.

Witness our hands and seals this 25TH day of JUNE 1979
at Greenville, South Carolina.

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
FERRY S. LUTHI, AS TRUSTEE FOR KVI TRUST,
SELLER

[Signature]
EMIL H. BRINKMAN, BUYER