

0502

by the Purchaser herein that such total payment is subject to variance as taxes and insurance increase or decrease.

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument, as well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear is expected.

In the event the Purchaser fails to make any payment as setforth above on its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Sellers and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Sellers herein as rent for the use of said premises as liquidated damages for the breach of this Contract.

The Sellers hereby specifically agree to execute and deliver to the Purchaser, her heirs and assigns, a good, fee simple title by way of general warranty deed at her request or demand, subject to the mortgaged indebtedness and the said Purchaser keeping all payments current.

This Contract shall be binding upon the parties hereto, their heirs and assigns.

IN WITNESS WHEREOF we have hereunto set our hands and seals the year and day first above written.

IN THE PRESENCE OF:

SELLERS

Sarah P. James
William D. James

Paula L. Dorr
Paula L. Dorr

PURCHASER

Sarah P. James
William D. James

Judy Stewart

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of February, 1980.

Sarah P. James

William D. James (SEAL)
Notary Public for South Carolina

My Commission expires: 3-28-89

RECORDED MAR 3 1980
at 2:24 P.M.

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