

4. Time is of the essence of this Agreement, and upon the failure of the Purchasers to make any payments within thirty (30) days after the due date thereof, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction in the care of a defaulting tenant at will.

5. The Purchasers may anticipate payment in whole or in part at any time without penalty.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at Piedmont South Carolina, this 5th day of September, 19 80.

In the Presence of:

James D. Jenkins  
Bernice C. Maxwell

George H. Thies (LS)  
Purchaser

Joanne Thies (LS)  
Purchaser

Wesley K. Caruth (LS)  
Seller

\_\_\_\_\_  
Seller (LS)

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

PRCBATE

PERSONALLY appeared before me the undersigned witness, who, on oath, states that (s) he saw the within named Purchaser and Seller as their act and deed deliver the foregoing written Bond for Title and that (s) he with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 5th day of September, 19 80.

Bernice C. Maxwell (LS)  
Notary Public for South Carolina  
My commission expires: 12/18/89

James D. Jenkins

REC'D • JAN 26 1981 at 10:46 A.M.

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