

interest, balance to principal, with interest to be computed at the rate of twelve (12%) percent per annum and privilege is reserved to anticipate payment; and, a second note to Southeast Showcase, Inc. in the amount of Twenty-Five Thousand Six Hundred Ninety and 14/100 (\$25,690.14) Dollars with payments of Three Hundred Sixty-Eight and 57/100 (\$368.57) Dollars with the same provisions as set forth above.

Lucille Robertson is named as a Seller herein by reason of that certain Mortgage recorded in the R.M.C. Office of Greenville County in Mortgage Book 1475 at Page 127 in the original amount of Forty Thousand and No/100 (\$40,000.00) Dollars, and, according to its terms, is now past due, and the said Lucille Robertson, by joining in this Bond for Title, does hereby specifically waive her right to demand payment in full or to foreclose said Mortgage until and/or unless there is a default hereunder, and, that the balance due the said Lucille Robertson is Twenty-Four Thousand Three Hundred Nine and 86/100 (\$24,309.86) Dollars, and by the timely payment of said amount, the Note and Mortgage will be satisfied and the said Lucille Robertson agrees to mark the same paid in full.

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, if any.

In the event the Purchaser fails to make any payment as set forth 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 and as liquidated damages for the breach of this Contract.

Upon the Purchaser paying the consideration herein expressed, Southeast Showcase, Inc. will execute and deliver to the said Purchaser, his heirs and assigns, a good fee simple, title by way of a general warranty deed.

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.

WILLIAM B. JAMES  
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GREENVILLE, S.C.  
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