

In case of the institution of legal proceedings of any kind, We agree to pay a reasonable attorney's fee together with all costs and expenses of suit.

Privilege is given the Purchaser the right to pay all or any part of the principal at any time without penalty.

The Sellers agree that upon the payment of Twenty-Four Thousand Dollars (\$24,000.00) provided for in this Contract, that they will execute a general warrenty deed to the Purchasers with Documentary Stamps affixed thereto, or to such person or persons as said Purchasers may designate, on the above-described property, free and clear of encumbrances, other than the restrictions set forth below.

It is further agreed that the 1984 taxes have been prorated this date and that the Purchaser will pay the 1984 taxes and all other taxes.

The Purchasers agree that they will keep the improvements on the property above-described insured against fire, with extended coverage endorsement attached to the policy, for a sum of not less than \$24,000.00 and shall promptly pay all premiums coming due under said policy.

In the event the Purchaser should fail to make the payments herein provided for or should they fail to perform any other covenants or agreements contained herein, then the Sellers herein may terminate this contract and take immediate possession of the premises, retaining any amount that has been paid thereon as liquidated damages for the breach thereof, by the Purchasers or pursue any other remedy available to him under the Laws of the State of South Carolina.