

Upon the purchasers making payment in full of the total sum specified herein, the sellers agree that at the time of full payment they will execute and deliver to the purchasers a good, fee simple, general warranty deed to the property, free and clear of liens or encumbrances. In the event the purchasers should fail to make the monthly payments provided for herein, or should the purchasers breach any other provision of this agreement, then this agreement shall thereupon terminate and become null and void, whereupon any and all payments made by the purchasers prior to such default shall be forfeited by the purchasers to the sellers as liquidated damages for the breach of this agreement, and the purchasers shall have no further interest in or claim upon the above-described property.

THIS AGREEMENT is not transferrable by the purchasers. It shall be binding upon the parties hereto, their heirs, executors or administrators.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 29th day of September, 1970.

IN THE PRESENCE OF: James R. Crosby (SEAL)
James R. Crosby

James Henson Carolyn T. Crosby (SEAL)
Carolyn T. Crosby

These witnesses SELLERS

Ford H. Borders (SEAL)
Ford H. Borders

Joyce B. Borders (SEAL)
Joyce B. Borders
PURCHASERS

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROBATE

PERSONALLY appeared the undersigned witness who made oath that (s)he saw the within purchasers and sellers sign, seal and as their act and deed deliver the within-written instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this James Henson
29 day of September, 1970.

Paul M. Henson (SEAL)
Notary Public, South Carolina. My commission expires: Jan. 1971