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5. Upon payment of all sums due and payable to the Sellers under the terms of this contract, the Sellers shall execute and deliver to the Buyer, or his assigns, a good fee simple warranty deed to the above described property, conveying the same free of all liens and emcumbrances except for Greenville County property taxes, utility rights of way and easements in blanket form, utility and drainage easements shown on the recorded plat, restrictive covenants applicable to LYNNDALE SUBDIVISION of public record, and to any relevant zoning ordinances. The Sellers shall pay the cost for the preparation of the deed and documentary stamps thereon. All other costs shall be paid by the Buyer.

6. In the event the Buyer fails to pay the Greenville County property taxes, sewerage inspection fee or annual assessment to Lynndale Community Corporation within the time the same shall become due, then the Sellers may at their option pay the same and add the cost of such payment to the principal balance due under the terms of this contract, to be and become collectible as a part thereof and subject to the interest hereinabove provided, or, in the alternative, declare this contract breached and proceed as hereinafter provided.

If the Buyer shall fail to observe or comply with any of the terms or conditions contained in this contract on the part of the Buyer to be performed, and if such default or defaults shall continue for a period of ten (10) days after notice from the Sellers, then and in such event, the Sellers may declare this contract breached and terminated and immediately take possession of the premises hereinabove described without the necessity of further legal proceedings of any kind whether by way of foreclosure or otherwise. In such event or events, all payments theretofore made by the Buyer shall be retained by the Sellers as rental for the demised premises, non-refundable to the Buyer. In the alternative, the Sellers may declare due and payable the entire unpaid balance hereunder and in the event of such election, the Sellers may have all other rights and remedies provided for by law to the Seller of land a written contract against a buyer thereof who is in default.

7. All words used in the singular shall be construed to include the plural wherever applicable and all words used in the masculine gender shall include the feminine wherever applicable.

The terms a nd conditions contained herein shall inure to the benefit of and become binding upon the undersigned parties, their heirs, assigns, successors, executors and administrators. This contract contains the entire agreement between the parties herein and may not be changed orally. This contract shall be construed in accordence with the laws of the State of South Carolina. Any notice herein required to be given may be given by written notice transmitted by regular United States mail, addressed to the last known mailing address of the applicable party.

IN WITNESS WHEREOF, the Sellers and Buyer have caused this agreement to be executed this _____ day of _____, 19 ___.

IN THE PRESENCE OF: 24 Feb 71 (LS)

Sarah Harmon

Jerry Cunningham

L. H. Tankersley

L. H. Tankersley (LS)

P. D. Tankersley

By D. Harmon (LS)

SELLERS

Harley Chapman (LS)

BUYER

State of South Carolina
County of Greenville

Personally appeared the undersigned and made oath that she saw the grantors L. H. Tankersley and P. D. Tankersley sign, seal and deliver the above contract and she with Sarah Harmon witnessed the execution thereof.

Sworn to before me this February 26th 1971.

Jerry Cunningham

Ollie Farnsworth
Notary Public for South Carolina
My commission expires October 15, 1979

Recorded February 26, 1971 At 9:25 A.M.
19863