

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of sixty (60) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interests of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental or liquidated damages of said property, and said contract shall ^{or} thereafter be cancelled, /the Seller may take and enjoy any other remedy which may be proper in the premises.

The Seller agrees that the Buyer may pay off the entire balance due and owing, including interest, at any time without any prepayment penalty. The Seller further agrees that the Buyer may prepay his monthly installments in \$100.00 increments without prepayment penalty.

The Seller agrees that the Buyer may transfer his interest in the property to a qualified purchaser, provided the Buyer is not in default under this contract and upon approval of the Seller, and the Seller further agrees that upon compliance with the terms of this contract, Seller will execute a general warranty deed to such successors or assigns of the Buyer, under the terms herein set forth.

The annual percentage rate of this contract is 7 %.

The Buyer may rescind or cancel this Contract without any penalty or obligation and receive a full refund by notifying the Seller in writing at 4680 Augusta Road, Greenville, S. C., within three (3) business days from the date of this Contract.

This contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the agreement herein contained, and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire agreement between the Seller and the Buyer relative to the property described herein and the Buyer acknowledges receipt of a copy of this contract.