

In the event the Purchaser should fail to make the payments as provided herein or breach any other provision of this Agreement, then the Seller will have the right to declare the entire balance due and payable and enforce compliance or to cancel this Bond for Title and retain all sums paid as liquidated damages and treat the Purchaser as a tenant holding over after notice or to use any other remedy available at law or in equity.

The Purchaser shall be entitled to peaceful possession of the premises as long as the Purchaser is not in default under the terms of this Bond for Title. The Purchaser shall maintain the premises in good condition and shall be responsible for all maintenance, repairs, and all utilities. Purchaser agrees to keep the dwelling and any other structures on the premises fully insured with fire and extended coverage insurance. Said policy shall list the Purchaser and Seller as insured as their interests may appear and the original policy shall be retained by the Seller. The coverage shall always be for no less than the balance due hereunder. All premiums are to be paid by the Purchaser. In the event Purchaser fails to pay said premiums or the taxes, the Seller has the right to do so and add the cost thereof to the balance due hereon plus interest.

Said property is subject to such easements, restrictions and rights-of-way as appear of record.

To The Faithful Performance of this Agreement we do hereby bind our heirs, successors, and assigns the date first above mentioned.

In the Presence of:

[Signature]  
Harold Davis  
Frances R. Leitke

GOLDEN GROVE PROPERTIES, INC.  
 By [Signature]  
 Seller

John L. Williams  
 Purchaser

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Seller and Purchaser, sign, seal and as their acts and deed deliver the within written Bond for Title and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of February, 1973.

[Signature] (LS)  
 Notary Public for South Carolina

Frances R. Leitke

My Commission expires 4/7/79

Bond For Title Recorded February 9, 1973 at 4:37 P. M., # 22633