

paid on unpaid balance to be paid at the time of each installment payment.

2. After the payment of first installment together with a interest, the Seller will convey unto the Purchasers fee-simple warranty deed to the above described property free of all encumbrances with the remaining balance due on this contract to be secured by a note and mortgage in the amount of the unpaid balance with the interest at the rate of six per cent (6%) and payment to be made in accordance with the provisions of this agreement.

3. Taxes to be pro-rated as of the date of the execution of this Agreement and Purchasers agree to pay all taxes and assessments accruing after the date hereof.

4. Time is of the essence of this agreement, and upon the failure of the Purchasers to make any payments within thirty days after the due date thereof, the Seller may immediately declare this Contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.

5. ~~The Purchasers may anticipate payment in whole or in part at any time without penalty.~~ ^{1/2} P.B.H.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals at Greenville, South Carolina, this 23rd day of March, 1973.

IN THE PRESENCE OF:

[Signature]

Dolly Batson Hodgens
DELLY BATSON HODGENS, SELLER

[Signature]

[Signature]
L. H. TANKERSLEY, PURCHASER

[Signature]
SETH SCRUGGS, PURCHASER

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