

South Carolina, is assumed by the Purchaser, the Purchaser agrees to pay the monthly payment which would ordinarily be paid by the Sellers, and to make said payment in the name of the Sellers.

4. That in the event the Purchaser pays the entire purchase price, the Sellers agree to execute and deliver a good and sufficient warranty deed therefor.

5. That in the event the Purchaser defaults in her payments and becomes two (2) months in arrears in monthly payments to Carolina Federal Savings and Loan Association, that the Sellers may, at their option, elect to terminate this agreement, and to hold all sums paid to them or on their behalf to Carolina Federal Savings and Loan Association, and that they will have the right to resell the above described property to some purchaser other than the Purchaser named in this Agreement.

6. That the Purchaser agrees to pay all taxes, fines, assessments, and all other charges against the property while this contract is in force.

7. It is agreed that time is of the essence of this contract, and that if the said payments are not made when due, that the Sellers shall be discharged in law and equity from all liability to make said deed, but that Sellers agree that the Purchaser is to be credited with all sums paid on their behalf, both at closing and on a monthly basis to Carolina Federal Savings and Loan Association of Greenville, South Carolina, toward the total sales price.

8. This Agreement is binding on the heirs, assigns, executors, administrators, and successors of the parties to this Agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first mentioned above.

WITNESSES:

*John B. Barrett*  
*John W. Barrett*  
*Elen S. Mann*  
Elen S. Mann, Purchaser

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