

6. Purchaser has inspected the subject property and accepts the same as is. Until such time as the deed called for herein is delivered, the Purchaser agrees to be responsible for any and all maintenance to the property in order to keep the same in a good state of repair.

7. All monthly payments called for herein by Purchaser shall be made to the Seller at 15 Merry Oaks Apartments, Taylors, South Carolina, until such time as the Seller shall direct in writing to the contrary. In the event such payments shall be past-due for sixty (60) days or more, then, at the option of the Seller, all rights and interests of the Purchaser under this Agreement may thereupon be terminated by the Seller, and in such event all moneys theretofore paid by the Purchaser shall be retained by the Seller as rental or liquidated damages, or the Seller may exercise any other legal remedy or remedies as she may be entitled under this Agreement.

8. This Agreement shall not be assigned by the Purchaser without the prior written consent of the Seller.

9. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, and assigns.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and seals this the 7th day of October, 1974.

In the presence of:

Jean Coleman

Belton R O'Neal Jr

R. Alan O'Neal (SEAL)
SELLER

In the presence of:

Jean Coleman

Belton R O'Neal Jr

Oliver Wayne Rutledge (SEAL)
PURCHASER

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4328 RV-2