

due date, this contract shall terminate at the option of the Seller and all payments made by the Buyers prior thereto shall be forfeited by the Buyers to the Seller herein as rent for the use of said parcel of land and as liquidated damages for the breach of this contract.

Upon the Buyers paying the consideration herein expressed, the Seller will execute and deliver to the said Buyers a good fee simple title by way of a general warranty deed.

This contract shall be binding upon the parties hereto, their heirs and assigns.

In the Presence Of:

James E. Smith
James E. Smith - Seller

John C. Scurry Jr.
John Berry Seegers - Buyer

John F. Wyatt
Carolyn Brothers Seegers - Buyer

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me John C. Scurry Jr. who being duly sworn, says that he saw the within named James E. Smith as Seller and John Berry Seegers and Carolyn Brothers Seegers, as Buyers, sign the within Bond for Title and that he with John F. Wyatt witnessed the execution thereof.

SWORN to before me this the 29 day of April, 1975.

John F. Wyatt (LS)
Notary Public for South Carolina