

IT IS AGREED that at such time as the purchase price, including interest and payments for real estate taxes and fire insurance, has been paid in full that the Seller will execute and deliver to the Buyer a good and marketable title to the above described property in fee simple, free and clear of all liens and encumbrances of record except for any restrictions or rights-of-way that might affect the subject property.

IT IS LASTLY AGREED that time is of the essence of this Agreement and that if said payments are not made when due, the Seller shall be discharged in law and in equity from all liability to make said deed and may treat said Buyer as tenant holding over after termination or contrary to the terms of a monthly lease, and the Seller shall be entitled to claim and recover, or retain if already paid, the monthly payments referred to above as rental for the use of said property, or by way of liquidated damages or the Seller may enforce the payments under this Agreement and the Seller may declare the entire balance due and payable together with a reasonable attorney's fee and costs, should the Seller deem it necessary to turn the matter over to an attorney for collection or enforcement of this Agreement.

In Witness Whereof, we have hereunto set our hands and seals this the day and year first written above.

In the presence of:

[Signature]  
[Signature]

W. C. Bumby (SEAL)  
 W. C. Bumby  
 Seller  
[Signature] (SEAL)  
 Gerald Ravan

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } PROBATE

PERSONALLY appeared before me Bill B. Bozeman and made oath that he saw the within named W. C. Bumby, Seller and Gerald Ravan as Buyer sign, seal and deliver the within written Bond for Title, and that he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this the 19th day of November, 1975.

Bill B. Bozeman  
[Signature] (L. S.)  
 Notary Public for South Carolina

My Commission Expires: Nov. 23, 1980

0510