

executed by the Sellers. Upon payment of the last monthly payment, the Seller will execute to the Purchasers a fee simple warranty deed for the premises with stamps attached and suitable for recording.

IT is expressly understood and agreed that the Purchasers will pay all taxes accruing upon said property from and after the date of this instrument as well as all insurance premiums which shall become due from time to time.

IT is expressly understood that the Purchasers herein shall maintain the said property in a reasonable state of repair, normal wear and tear excepted.

In the event the Purchasers fail to make any payment as set forth above on its due date as stated in the paragraph above, this contract shall thereupon terminate at the option of the Seller and all monthly payments made by the Purchasers prior thereto shall be forfeited to the Seller as rent for the use of the premises and as liquidated damages for the breach of this contract.

The parties hereto agree that the sole subject matter of this contract is the property described herein and the house located thereon and expressly excluded from the sale herein is all equipment located on the premises including but not limited to tractors, spreaders and any other type easily removable machinery.

The parties further hereby acknowledge and agree that when and if the Purchasers home located 230 Hillcrest Drive in Greenville, South Carolina is sold, the proceeds derived from the sale shall be used to liquidate the balance on the indebtedness herein and upon payment of the balance due on the mortgage to Banker's Trust of South Carolina, the Seller will pay upon, execute and deliver to the said Purchasers their heirs and assigns, a good fee simple title by way of a general warranty deed. This provision is made in the event the premises at 230 Hillcrest Drive are sold prior to the expiration of the fifty-four (54) month period hereinabove referred to.

*U.B.
S.T.D.
D.J.P.
D.J.P.*

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