

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 Purchasers, upon receiving notice of the Seller's intention to declare a forfeiture, shall relinquish possession of the premises within twenty-four (24) hours of such notice.

The parties hereto agree that the sole subject matter of this Contract is the property described herein and the 1970 Peachtree Trailer located thereon.

It is further provided that in the event the Seller should fail to enforce the default provision of this Bond for Title upon a failure of performance by the Purchasers, such shall not be construed as a waiver of Seller's rights hereunder, and the Seller shall be able to enforce the provisions at any time so long as the Purchasers are in default.

This Contract shall be binding upon the parties herein, their heirs and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the year and day first above written.

IN THE PRESENCE OF:

Gary P. Edger
James W. Skelton

James W. Skelton (SEAL)
James W. Skelton (SELLER)

Ronald A. Erickson (SEAL)
Ronald A. Erickson

Sylvia G. Erickson (SEAL)
Sylvia G. Erickson (PURCHASERS)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness, who on oath, states that (s)he saw the within named parties sign, seal and as their act and deed, deliver the within Bond for Title, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

Gary P. Edger

SWORN to before me this
6th day of January, 1977,

James W. Skelton (SEAL)
Notary Public for South Carolina

My Commission Expires: 5/29/83

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RECORDED JAN 10 1977 At 1:29 P.M.

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REC'D PROBATE DEPT. GREENVILLE, S.C. JAN 10 1977

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