

4. Time is of the essence of this Agreement, and upon the failure of the Purchasers to make any payments within thirty (30) days after the due date thereof, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction in the care of a defaulting tenant at will.

5. The Purchasers may anticipate payment in whole or in part at any time without penalty.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at Greenville South Carolina, this 21 day of January, 19 77

In the Presence of:

Daniel J. Howell
Jay A. Hudson

Joe R. Payton Jr. (LS)
Purchaser

William J. Payton (LS)
Purchaser

George F. Hitt (LS)
Seller

Francis J. Hitt (LS)
Seller

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 Purchaser and Seller as their act and deed deliver the foregoing written Bond for Title and that (s) he with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 21 day of January, 1977

Jay A. Hudson (LS)
Notary Public for South Carolina
My commission expires: Aug 16, 1981

Daniel J. Howell

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