

payable directly to Harlan O. Elliott and Theresa Elliott.

That PURCHASERS herein agree to pay pro-rated taxes on the above-cited property for the current year by the first day of December of the current year. Thereafter, the PURCHASERS agree to pay all real estate taxes thereon by December 15 of each year. Harlan O. Elliott and Theresa Elliott herein agree that they will promptly notify the PURCHASERS herein upon receipt of any tax notices and provide the PURCHASERS with ample opportunity and notice to pay such taxes, either directly to Harlan O. Elliott and Theresa Elliott or to the Greenville County Tax Office, at the option of Harlan O. Elliott and Theresa Elliott.

Upon full and complete payment of the said purchase price for the above-cited property, together with interest thereon as the same becomes due and payable, Harlan O. Elliott and Theresa Elliott/covenant and agree to convey unto the said PURCHASERS, their heirs or assigns, by deed of general warranty, together with revenue stamps, free and clear of all liens and encumbrances, save and except taxes not then due and payable, and subject to the conditions set forth herein and appearing on the said plat attached hereto, the above-cited property, the subject of this Assignment and the original Bond for Title between Harlan O. Elliott, Theresa Elliott, and Barto Hendricks, Jr.

The PURCHASERS agree to pay the above-cited purchase price for the within-cited property in the manner and at the time above set forth, time being the essence of this contract; and in the event of sixty (60) days default by the PURCHASERS in making any of the payments herein provided for, then, at the option of Harlan O. Elliott and Theresa Elliott, all rights, interests, and title of the PURCHASERS under this Assignment/Bond for Title may be declared terminated by Harlan O. Elliott and Theresa Elliott; and in such event, all monies paid by the PURCHASERS under the provisions of this Assignment/Bond for Title may be retained by Harlan O. Elliott and Theresa Elliott as rent for the use of the property as liquidated damages, at the option of Harlan O. Elliott and Theresa Elliott and said Assignment/Bond for Title shall thereafter be cancelled, or Harlan O. Elliott and Theresa Elliott may take and enjoy any other remedy which may be proper.

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