

3. Time is of the essence of this Agreement, and upon the failure of the Purchaser to make any payments within thirty days (30) after the due date hereof, and the Sellers giving the Purchaser ten days (10) notice of his default by registered mail at the Purchaser's last known address, the Seller 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 and/or eviction as in the case of a defaulting tenant at will.

4. The Purchaser may anticipate payment in whole or in part at any time without penalty.

5. The Sellers reserve the right of ingress and egress from Edgemont Avenue to their property north of and behind the above described tract of land of not less than 10 feet in width and permission to come on the subject property to repair the water line for the adjoining property.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 14<sup>th</sup> day of March, 1977 at Greenville, South Carolina.

IN THE PRESENCE OF:

<u>[Signature]</u>	<u>Herbert M. Mull</u> (L.S.)
<u>[Signature]</u>	<u>Myrtle W. Mull</u> (L.S.)
<u>[Signature]</u>	<u>Larry D. Stepp</u> (L.S.)
<u>[Signature]</u>	<u>Hazel H. Tucker</u> (L.S.)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

P R O B A T E

Personally appeared before me the undersigned witness and made oath that (s)he saw the above named parties sign, seal and as their acts and deeds deliver the foregoing Bond for Title, and that (s)he, with the other subscribing witness witnessed the execution thereof.

SWORN to before me this 23 day of March, 1977.

[Signature]

[Signature] (L.S.)  
Notary Public for South Carolina  
My Commission expires: 1/17/80

RECORDED MAR 23 1977 At 2:58 P.M.

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