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4. Upon full payment of the purchaser price, interest, taxes and insurance and special assessments, if applicable, as set forth above, the seller agrees to convey the property to the purchaser by general warranty deed, free of encumbrance or lien.

5. In consideration of the covenants and agreements on the part of the seller, the purchaser agrees to purchase said property and to pay the purchase price, interest, taxes, insurance and any special assessments, if applicable, in the manner stipulated above.

6. Time is of the essence in this Agreement, and upon failure of the purchaser to make any payments under this Agreement when due, 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 summary proceedings in any magistrate's court of competent jurisdiction as in the case of a defaulting tenant at will.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at Greenville, South Carolina, this 15th day of April, 1977.

In the presence of:

EDWARD H. HEMBREE BUILDERS, INC.

John G. Chesser
Jay L. Hunt

BY Edward H. Hembree
President Seller

James M. Ritten
Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he saw the within named purchaser and seller sign, seal and as the act and deed of each deliver the within BOND FOR TITLE, and that he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 15th Jay L. Hunt
day of April, 1977

John G. Chesser (LS)
Notary Public for South Carolina
My Commission expires 4/7/79

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