

in a lump sum.

It is agreed that the Purchasers shall secure a general warranty deed from the Seller when the additional sum of Eight Thousand Dollars (\$8,000.00) is paid after the payment of the monthly installments, or at any time prior thereto where the entire balance due and owing is paid to the Seller. It is agreed that the sum of Twelve Thousand Dollars (\$12,000.00) is to bear interest at the rate of nine percent (9%) until the sum of Four Thousand Dollars (\$4,000.00) has been paid, in principal, leaving a balance due of Eight Thousand Dollars (\$8,000.00). The monthly payments are to be paid to Catherine A. Allen, 14 Ghana Drive, Greenville, South Carolina, or such address as she may direct in writing, until the full purchase price is paid.

The Purchasers further agree to pay to the Seller each month the sum of one-twelfth (1/12) of the real estate taxes for the last year agreed to be Sixteen Dollars (\$16.00) each month and to also pay one-twelfth (1/12) of the annual insurance premium on the property and for the year 1971 agreed to be Five Dollars (\$5.00) each month making a total for the first year in the amount of Twenty One Dollars (\$21.00) each month.

C.P.H.

It is agreed that the monthly payments of One Hundred Ninety-three and 07/100 (\$193.07) as set forth herein shall start and commence September 1, 1975, and that the Twenty One Dollars (\$21.00) payments for insurance and taxes will commence September 1, 1975.

N.T.

It is agreed that time is the essence of this contract and if the payments are not paid when due the Seller shall have the option of being discharged in law and equity from all liability to make any deed in accordance herewith, and/or may treat the Purchasers as a tenant holding over after termination, or contrary to the terms of any lease or rental agreement and shall be entitled to claim and recover any and all payments made herein as rent and/or by way of liquidated damages, and/or may enforce payment of the note given as evidence of the debt created by this Bond for Title.

M. M. J.

It is agreed and understood that this Bond for Title may not be assigned without the written consent of the Seller and under such terms and conditions as the Seller may set forth.

