

4. Time is of the essence of the agreement, and upon the failure of the Purchaser to make any payments within thirty (30) days after the due date thereof, 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 or eviction as in the case of a defaulting tenant at will.

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

6. This agreement is binding on the heirs, executors, assigns and legal representatives of each of the parties hereto.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals at Greenville, South Carolina, this 4th day of January, 1979.

IN THE PRESENCE OF:

Peggy Bryant
Marie McCall

Robert W. Jones
ROBERT W. JONES, SELLER
Joseph H. McCombs
JOSEPH H. McCOMBS, PURCHASER

* * *

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Robert W. Jones and Joseph H. McCombs sign, seal and as their act and deed, deliver the within Bond for Title and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me
this 4th day of
January, 1979.

Marie McCall (L.S.)
Notary Public for South Carolina
My Commission Expires: 7/6/88

Peggy Bryant

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