

4. Time is of the essence of this Agreement, and upon the failure of the Purchasers 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 Purchasers 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 1 day of June, 1979.

IN THE PRESENCE OF:

Kenneth C. Porter
Mark Edward

Mae G. Patterson Miller
MAE G. PATTERSON MILLER, SELLER
Everette Ellis, Jr.
EVERETTE ELLIS, JR., PURCHASER
Stephanie D. Ellis
STEPHANIE D. ELLIS, PURCHASER

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the un-signed witness and made oath that (s)he saw the within named Mae G. Patterson Miller, Everette Ellis, Jr. and Stephanie D. Ellis sign, seal and as their act and deed, deliver the within Bond for Title and that (s)he, with the other witness subscribed above, witnesses the execution hereof.

Mark Edward

SWORN TO before me this 1 day of June, 1979.

Kenneth C. Porter
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: _____
RECORDED AUG 24 1979
at 4:23 P.M.

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