

Privilege is given the Purchasers the right to pay all or any part of the principal balance at any time, without penalty.

The Sellers agree that upon payment in full of this Contract, then the Sellers agree that they will execute to the Purchaser a general warranty deed, with documentary stamps affixed thereto, conveying to the Purchaser or such person or persons, as they may designate, the above described property, subject to any restrictions, and easements or record.

It is further agreed that the 1979 taxes on the above described property shall be prorated between the Seller and the Purchaser as of the date of this Contract, and that all taxes thereafter accruing shall be paid by the Purchaser. The purchaser agrees that he will keep the improvements on the property above described insured against fire, with extended coverage endorsement attached to the policy for a sum of not less than \$28,000.00 and shall promptly pay all premiums coming due under said policy.

In the event the Purchaser should fail to make the payments herein provided for or should fail to perform any other covenants or agreements contained herein, then the Sellers herein may terminate this contract and take immediate possession of the premises, retaining any amount that has been paid thereon as liquidated damages for the breach thereof, by the Purchasers or pursue any other remedy available to them under the laws of the State of South Carolina.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, the parties hereunto bind themselves and their heirs, executors, administrators and assigns.