6. Defaults. The Buyer covenants that in the event of any of the sums set forth above shall not be paid when due (including interest, principal, taxes and insurance), or in the event the Buyer fails and neglects to carry out any of the terms, conditions and obligations set forth in this Bond for Title, the Seller shall give written notice duly transmitted by regular United States Mail addressed to the last known mailing address of the Buyer notifying the Buyer of such default, and if the Buyer fails to remedy such default within ten (10) days after receipt of such written notice, the Seller may declare this Bond for Title terminated, null and void, and all sums paid hereunder by the Buyer shall be deemed forfeited with the right of the Seller to retain the same in satisfaction of rental of the premises and, in such event, the Seller shall be discharged in law and equity from any liability to deliver the aforementioned Warranty Deed, and shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying the same, without suit or resort to any court, eviction, foreclosure or other legal or equitable remedy. Provided, however, that the rights of the Seller herein shall not be construed to exclude any other remedy, suit or action available to Seller in law or equity for the enforcement of this Bond for Title, or any amounts due thereon, in which event court costs and reasonable attorneys' fees shall be added to the balance of the purchase price due hereunder.

7. Time is of the essence of this agreement. The Buyer shall not assign, transfer or encumber any right that Buyer may have under this Bond for Title until such time as said Buyer has paid the full purchase price and all interest due hereunder and receives from the Seller the above mentioned deed. The words "Seller" and "Buyer" as used herein shall include the masculine and feminine gender, singular and plural, and shall include any person, partnership or corporation as the context may require. This agreement contains the entire agreement between the parties and shall inure to the benefit of and become binding upon the Buyer and the Seller, their heirs, assigns, successors, executors and administrators.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Russell M. Pickelmann sign, seal and as his act and deed deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this
31st day of January, 1980.

(SEAL)
Notary Public for South Carolina
My commission expires 3/26/89

MITCHELL & ARIAIL

IN WITNESS WHEREOF, the Buyer and Seller have caused this Bond for Title to be executed this 31st day of January A.D., 1980.

As to Russell M. Pickelmann
In the ~~Presence~~ of:

RONALD L. JONES — Seller
SUSAN ANN JONES — Seller
RUSSELL M. PICKELMANN — Buyer
Buyer

STATE OF ~~SOUTH CAROLINA~~ City
~~COUNTY~~ OF Norfolk } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as (his) (their) act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of February 1980.

(SEAL)
Notary Public for ~~South Carolina~~ Virginia
My Commission Expires: April 23, 1982

RECORDED FEB 11 1980
at 11:20 A.M.

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