

5. That time is of the essence of this Agreement, and upon the failure of the Purchasers to make any payments within fifteen (15) days after the due date thereof, the Seller may immediately declare this Agreement 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.

6. The Purchasers may anticipate payment in whole or in part at any time without penalty.

7. 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 13th day of February, 1980.

IN THE PRESENCE OF:

Peggy Bryant
Jada C. Carroll

Susan Martin
SUSAN MARTIN, SELLER
Gary M. Martin
GARY M. MARTIN, SELLER
Robert A. Patterson
ROBERT A. PATTERSON, PURCHASER
Gloria M. Patterson
GLORIA M. PATTERSON, PURCHASER

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Gary M. Martin, Robert A. Patterson, and Susan Martin, Gloria M. Patterson, 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.

Jada C. Carroll

SWORN TO before me this 13th day of February, 1980.

Peggy M. Bryant
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: 2/11/87
RECORDED FEB 14 1980
at 2:05 P.M.

21612

0.588

4328 RV-2