

It is expressly understood that the Purchaser shall maintain said property in a reasonable state of repair, normal wear and tear accepted.

In the event Purchaser fails to make any payment within sixty (60) days after the date due 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.

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

This Contract 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 the year and day first above written.

[Handwritten signature]
[Handwritten signature]

William E. Garner
WILLIAM E. GARNER, SELLER

Kenneth K. Emory
KENNETH K. EMORY, PURCHASER

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that s(he) saw the within named William E. Garner and Kenneth K. Emory 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.

[Handwritten signature]

SWORN TO before me this
12 day of September 1980
[Handwritten signature]
Notary Public for South Carolina

My commission expires: 12/18/80

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named seller respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the purchaser and the purchaser's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
12 day of September, 1980.
[Handwritten signature]
Notary Public for South Carolina
My commission expires: 12/18/80

Mary E. Garner

RECORDED 'SEP 17 1980
at 10:39 A.M.

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