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documentary stamps for the deed and the Purchasers to pay for recording of the deed.

4. It is understood and agreed between the Seller and the Purchasers that the Seller has a construction loan against the subject property in the original amount of \$68,400.00 with Fidelity Federal Savings and Loan Association. Seller agrees to keep the mortgage current at all times during the term of this contract and at such time as Purchasers qualify to assume the Seller's existing mortgage with the balance reduced to the same balance due under this Bond for Title, or obtain financing under the usual rules and regulations of the local savings and loan associations.

5. In consideration of the covenants and agreements on the part of the Seller, the Purchasers agree to purchase said property and to pay the purchase price, interest, taxes and insurance and applicable assessments, in the manner stipulated above.

6. Time is of the essence of this Agreement, and upon failure of the Purchasers to make any payments under this Agreement when due, the Seller may immediately declare this contract terminated, retain all sums as liquidated damages and/or rent, and be entitled to immediate possession of the premises through Magistrate's Court proceedings as in the case of a defaulting tenant at will without prejudice to other rights of the Seller. In the event this contract is placed in the hands of an attorney for collection, the Purchasers agrees to pay a reasonable attorney's fee together with all costs of collection.

IN WITNESS WHEREOF, the undersigned have set their hands and seals at Greenville, S. C., this 26th day of November, 1980.

In the presence of:

John G. Chero

David L. Boerma

THE VISTA CO. INC.

BY: Loyd W. Boyer (LS)
SELLER President & Sec.

William L. Chartier (LS)

Clair B. Hartley (LS)
PURCHASERS

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