

Also, the buyer and seller agree to prorate fire insurance policy now covering the real estate in question for its current term and to prorate further insurance according to their interests.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of ninety (90) days default by the buyer in making any of the payments herein provided for, then, at the option of the Seller, all rights and interest of the Buyer, under this agreement, may thereupon be declared terminated by the Seller, and in such event, all monies paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental or liquidated damages of said property, and said contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This contract may not be assigned, set over, conveyed or transferred in any manner or by any means, without the prior consent of the Seller of Buyer.

This contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of his inspection, and the agreement herein contained, and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract of Sale shall embody the entire agreement between the Seller and the Buyer relative to the property described herein. The Buyer agrees to take the property in its present condition.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals this 17th day of December, 1980.

WITNESS:

W. Dennis Chambers

W. A. Hunt

WITNESS:

W. Dennis Chambers

W. A. Hunt

Kenneth Beemer
Kenneth Dale Beemer, Buyer

Holiday Place of North Myrtle Beach, Inc., Seller

By: Earl K. Bentley
EARL K. BENTLEY

