

BEGINNING at an iron pin at the joint northern corner of the within described property and that now or formerly of Mullinax, said point being 175 feet N.E. of Worley Road and running thence N. 41-55 W. 156.2 feet to an iron pin; thence N. 47-48 E. 482.9 feet to an iron pin; thence S. 27-21 E. 163.9 feet to an iron pin on the northwestern side of Haughty Court; thence with said Street, S.48-05 W. 442 feet to the point of beginning.

This is the same property conveyed to me by Alvin Smith by Deed dated March 30th, 1976 and recorded in the R.M.C. Office of Greenville County on March 31st, 1976 in Deed Book Vol. 1033 Page 296. And devised to me under the term of the will of Joseph K. Costello located in Apartment 1532, file of the Probate Court of Greenville County.

§3. Should the "Buyers" fail to make payments of principal and interest as due under terms of this contract as set out herein above and should any monthly installment become past due for a period in excess of fifteen (15) days the "Seller" may collect a late "charge" equal to five (5) per centum of any such past due installment. Should the "Buyers" fail to pay any monthly payment after it becomes due within thirty (30) days, the "Seller" will by certified letter, addressed to the "Buyer", individually demand payment. Upon receipt of the demand letter, the "Buyers" will have fifteen days to pay said monthly installment along with the aforementioned late charge or upon failure of payment, the "Buyers" shall voluntarily relinquish the aforementioned real property to the "Seller" or be evicted.

§4. Upon the full payment of the scheduled payments, the "Seller" agrees to convey the hereinbefore described real property to the "Buyers," their heirs and assigns with a general warranty fee simple deed, free and clear of encumbrances.

§5. The "Buyers" hereby agree to pay for a fire insurance policy on the premises in the amount of One Hundred Seventy-Five Thousand (\$175,000.00) Dollars; with Greer Federal Savings and Loan being shown thereon as lost payee on said real property and naming the "Seller" and "Buyers" as secondary lost payees. The Seller shall have the right to purchase said insurance if the "Buyers" fail to do so and change "Buyers" account for same.

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