

subject only to restrictions, zoning ordanances, utility and drainage easements not regarded as objectionable. The Seller agrees to pay for documentaty stamps for the deed and the Purchasers to pay for recording of the deed.

4. It is understood and agreed between the Seller and Purchasers that the Seller has a mortgage loan against the subject property in the original amount of \$65,200.00, with Carolina Federal Savings and Loan Association. Seller agrees to keep this mortgage loan current at all times during the term of this contract and the Purchasers are entitled to cure any default from payments due to Seller by Purchasers.

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, taxes, interest, 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 the other rights of the Seller. In the event this contract is placed in the hands of an attorney for collection, the Purchasers agree to pay a reasonable attorney's fee, together with all costs of collection.

7. Purchasers understand that this Agreement is being recorded.

IN WITNESS WHEREOF, the parties have hereunto signed their names and set their seals on the day and year first above written.

In the presence of:

[Signature]

THE VISTA CO., INC.

By: *[Signature]*
President

(LS)

[Signature]
Peter H. DeRoche

[Signature]

[Signature]
Margaret A. DeRoche

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