

(7) years from date hereof, with interest at eleven (11%) percent per annum, due and payable annually, beginning one (1) year from date hereof. Privilege is reserved to pay the balance at any time without penalty.

The Sellers herein agree that they will make all payments due from time to time on the mortgages now on the property and that the balance due shall be the sole responsibility of the Sellers herein.

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument.

In the event the Purchaser fails to make any payment as set forth above on its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Sellers and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Sellers herein as rent for the use of said premises as liquidated damages for the breach of this Contract.

Upon the Purchaser paying the consideration herein expressed, the Sellers will execute and deliver to the said Purchaser, its successors and assigns, a good fee simple, title by way of a general warranty deed with dower renounced thereon.

This Contract shall be binding upon the parties hereto, their heirs, assigns, successors, administrators or Executors.

IN WITNESS WHEREOF we have hereunto set our hands and seals the year and day first above written.

IN THE PRESENCE OF:

Susan R. Huskey

William B. James

Sandra L. Turner

SELLERS

Ronald L. Tyner
RONALD L. TYNER

Margaret V. Tyner
MARGARET V. TYNER

PURCHASER

STANLEY K. MONTEITH, M.D., TRUSTEES AND
PERSONS BY ANYWAY TRUST FUND
BARBARA E. MONTEITH

BY: Stanley K. Monteith
STANLEY K. MONTEITH

BY: Barbara E. Monteith
BARBARA E. MONTEITH

WILLIAM B. JAMES
ATTORNEY AT LAW
114 WILLIAMS STREET
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