

1145-885

8. It is understood and agreed that this Bond for Title may not be assigned or assumed without prior approval by the Sellers.

9. Time is of the essence of this instrument, and upon failure of the Purchasers to make any payments within thirty (30) days after the due date hereof, and the Sellers giving the Purchasers ten (10) days notice of his default by registered mail at the Purchasers' last known address, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises.

10. Upon assumption of the First Federal mortgage by the Purchasers, they will execute a second note and mortgage to Sellers for the entire balance due them.

11. Upon full compliance with all terms of this Bond for Title by the Purchasers, the Sellers shall execute a deed conveying this property in fee simple by a general warranty deed with stamps affixed.

12. The Purchasers may anticipate payment in whole or in part at any time without penalty on any second mortgage executed to Sellers, but must abide by the terms that may be stated in the existing First Federal mortgage.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals at Greenville, South Carolina, this 1st day of April, 1981.

IN THE PRESENCE OF:

Senobia C. Wall
N.W. Kelfer
as to H.J. Martin & Joe O. Charping

H.J. Martin
H. J. Martin
Joe O. Charping
Joe O. Charping
SELLERS

Paul Serridge
Darrell Stringer
as to Paul Serridge and
Darrell Stringer

Paul Serridge
Paul Serridge
Darrell Stringer
Darrell Stringer
PURCHASERS

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