

Priviledge is given the Purchaser the right to pay all or any part of the principal at any time without penalty.

The Seller agrees that upon the payment of the Thirty One Thousand Three Hundred Eighty Eight and 63/100 (\$31,388.63) Dollars provided for in this Contract, that he will execute a general warranty deed to the Purchaser, with documentary stamps affixed thereto, or to such person or persons as said Purchaser may designate, on the above-described property, free and clear of encumbrances, except the mortgage to Sam Witcher and Southern Bank & Trust Co..

It is further agreed that the Purchaser will keep the said property insured against loss by fire with extended endorsement attached for an amount of not less than \$30,000.00, and that said Purchaser will pay all premiums due thereon; that the 1981 taxes have been prorated this date and that the Purchaser will pay 1981 taxes and all other taxes hereinafter.

It is futher agreed that the Purchaser agrees to pay for all repairs, maintenance costs and any other expenses in connections with said property.

In the event the Purchaser should fail to make the payment herein provided for or should fail to perform any other covenants or agreements contained herein, then the Seller herein may terminate this Contract and take immediate possession of the premises retaining any amount that has been paid thereon as liquidated damages for the breach thereof, by the Purchaser or pursue any other remedy available to them under the laws of the State of South Carolina.

TO THE FAITHFUL PERFORMANCE OF THESE CONVENANTS, the parties hereunto bind themselves and their heirs, executors, administrators and assigns.

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