

Sellers shall be entitled to claim and recover or to retain any sums already paid, considering such sums as liquidated damages, but, in their discretion, the Sellers have the right to enforce payment by the Purchasers of all amounts due by them hereunder.

6. All notices required hereunder shall be sent by certified mail to the addresses of the parties shown above.

7. Upon payment of all sums due hereunder and the observance and performance by the Purchasers of all of their obligations hereunder for them to observe and perform, the Sellers shall execute and deliver to them a good and sufficient warranty deed for the property herein described, subject to any zoning ordinances, rights of way, easements, restrictive covenants, or conditions affecting the property and subject to the mortgage now constituting a lien upon the property, if it is unpaid at the time of conveyance.

8. This Bond for Title shall expire at the end of five (5) years from date hereof and shall be transferable during its existence without change of terms or conditions should the Purchasers wish to sell the property within said five (5) year period. If such be the case, Sellers agree to execute all necessary and proper documents to effect said sale and transfer of said Bond for Title.

9. It is understood and agreed that, upon expiration of this Bond for Title, the remaining balance, if any, upon said mortgage referred to in Paragraph 2 shall immediately become due and payable by Purchasers.

10. Description of the property:

ALL that lot of land in the State of South Carolina, County of Greenville, being shown as Lot No. 192 on a plat of Del Norte Estates, Section No. II, recorded in Plat Book 4N at pages 12 and 13 in the RMC Office for Greenville County.

DATED the date first above set forth.

WITNESSES:

John P. Mitchell
Margaret A. Hurlston

John P. Mitchell
Margaret A. Hurlston

SELLERS

John B. Crider (LS)
John B. Crider
Phyllis B. Crider (LS)
Phyllis B. Crider

PURCHASERS

Robert A. Ellsworth (LS)
Robert A. Ellsworth
Barbara A. Ellsworth (LS)
Barbara A. Ellsworth

CONTINUED ON REVERSE