

interest rate of ten per cent (10%) to the Sellers in the sum of One Hundred Ninety Three and 23/100 (\$191.23) Dollars each and shall continue in a like amount each and every month thereafter until paid in full. There shall be no pre-payment penalty.

Upon payment in full of the purchase price as set forth above, the Sellers do hereby covenant, warrant, and agree to execute and deliver to the Purchasers as good, fee simple, General Warranty Deed to the property, with sufficient stamps duly affixed thereon. The Sellers hereby warrant and covenant that said conveyance shall be free from all encumbrances, liens and title defects or assessments.

The Purchasers shall be responsible for and pay any and all property taxes due on said property for the year 1982 and all subsequent years.

In the event of a default hereunder by either the Purchasers or Sellers, the party at fault hereby agrees to pay a reasonable attorney's fee for the enforcement of his rights hereunder.

In the event any installment when due becomes delinquent and unpaid for a period of thirty (30) days then, upon written notice given to the Purchasers by the Sellers, Purchasers shall have fifteen (15) day in which to cure such default. In the event said default is not cured within the time aforesaid, this Bond for Title, at the option of the Sellers, shall terminate and any and all payments made hereunder to the Sellers shall be forfeited by the Purchasers to the Sellers as rent for the use of the premises and as liquidated damages for the breach of this contract.

Sellers hereby further covenant, warrant, and agree not to further encumber the property in any manner whatsoever after the execution of this Bond for Title.

Upon the payment in full of the purchase price hereunder, and the subsequent execution and delivery of the deed by the Sellers to the Purchasers, both parties agree to pay their own

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