

interest shall be adjusted in accord with the foregoing.

At any time the Purchaser shall have the right to pay the unpaid balance of the principal to the Seller without penalty.

It is further understood and agreed that Seller shall maintain full insurance on said premises and shall be responsible for all property taxes until the title shall pass.

Upon the Purchaser paying the purchase price as set forth herein, the Seller will execute and deliver to Purchaser a good, fee simple warranty deed to said property, free and clear of all encumbrances. However, in the event any monthly payments of the purchase price are in arrears and unpaid for a period of thirty (30) days, this Contract shall terminate at the option of the Seller and the said Seller shall have the right to retain any payments made prior thereto on this Contract as liquidated damages to cover expenses and loss sustained by the Seller. Should the Seller fail to exercise said option, such failure shall not constitute a waiver to exercise the same at a future failure to pay as promised.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 18<sup>th</sup> day of June, 1979.

In the presence of:

Loigia Hartee  
Fred D. Bellinger

Roy Lee Styles  
ROY LEE STYLES, "Seller"  
Jones P. Batson  
JONES P. BATSON, "Purchaser"

STATE OF SOUTH CAROLINA )  
                                  :  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as their act and deed execute the within Contract, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 18 day of June, 1979.

W. Richard Gammis (LS)  
Notary Public for South Carolina  
My Commission Expires: 7/15/80

Fred D. Bellinger

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