

days after notice from the Sellers then in such event, the Sellers may declare this contract breached and terminated and immediately take possession of the premises hereinabove described without the necessity of further legal proceedings of any kind whether by way of foreclosure or otherwise. In such event or events all payments theretofore made by the Buyer shall be retained by the Sellers as rental for the demised premises, non-refundable to the Buyer. In the alternative the Sellers may declare due and payable the entire unpaid balance hereunder and in the event of such election the Sellers may have all other rights and remedies provided for by law to the Seller of land a written contract against a buyer thereof who is in default.

6. All words used in the singular shall be construed to include the plural wherever applicable and all words used in the masculine gender shall include the feminine wherever applicable.

The terms and conditions contained herein shall insure to the benefit of and become binding upon the undersigned parties, their heirs, assigns, successors, executors and administrators. This contract contains the entire agreement between the parties herein and may not be changed orally. This contract shall be constructed in accordance with the laws of the State of South Carolina. Any notice herein required to be given may be given by written notice transmitted by regular United States mail, addressed to be the last known mailing address of the applicable party.

IN WITNESS WHEREOF, the Sellers and Buyer have caused this agreement to be executed this 21st day of December, 1981.

In the presence of:

Margaret McKinney
Julius Aiken

K L. & P. Enterprises Inc. (L.S.)
L. & P. ENTERPRISES, INC.
L.H. Anderson (L.S.)
SELLER
Tommy Ray Powell (L.S.)
BUYER

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

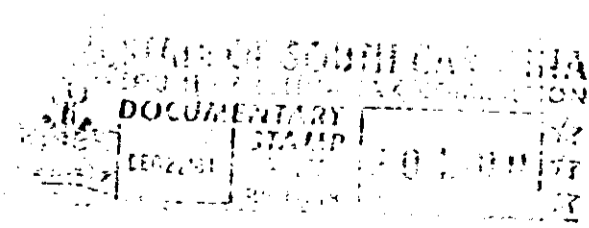
PROBATE

Personally appeared the undersigned witness and made oath that he saw the within Seller and Buyer sign, seal and as their act and deed deliver the within written instrument and that he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of December, 1981.

Margorie A. Hill (L.S.)
Notary Public for South Carolina
My commission expires: 6-4-84

Julius Aiken



Filed for record in the office of
the R. M. C. for Greenville
County, S. C. at 11:42 o'clock
AM Dec 22 19 81
and recorded in Deed Book
1159 at page 865
R. M. C. for G. Co. S. C.

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