

interest and any sums expended by the Seller in this regard shall be added to and be collectible as a part of the indebtedness represented hereby and become immediately due and payable.

Upon default of any of the terms or conditions of this Contract by the Purchaser, the Seller shall have the right and option to re-enter and take possession of the premises and all improvements thereof, without recourse to law, retaining any payments made hereunder as liquidated damages and rent, and in such event, the Purchaser shall cease to have any interest in the premises and agrees to vacate the same and return same to the Seller in as good a condition as when received, excepting only reasonable wear and tear occasioned by everyday use and occupancy.

VII.

The date of closing of this agreement shall be on or before May 14, 1982 and possession of the premises will be delivered at closing.

VIII.

Upon payment in full of the purchase price and all interests provided herein, the Seller agrees to provide a general warranty deed to the Purchaser conveying a good, marketable, fee simple title to the subject premises with documentary stamps affixed thereto for recording, free and clear of all liens and encumbrances except as follows: (a) zoning ordinances in effect at the time of the delivery of the deed; (b) county property taxes, as well as city property taxes if applicable, which accrues on or after Jan 1, 1982 (c) all easements and rights of way appearing on the premises or of record and which do not render title unmarketable; (d) restrictive covenants affecting the premises, if any, a copy of which is furnished herewith to the Purchaser; and (e) such a state of facts as would be disclosed by a current and accurate survey. In connection therewith, the Seller has irrevocably delivered an executed, general warranty deed to Ronnie L. Smith, Attorney at Law, Easley, S. C. and does hereby irrevocably appoint said Ronnie L. Smith, Attorney at Law, as Seller's agent and directs said agent to deliver said deed unto the Purchaser upon full payment of the purchase price.

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