

In case of the institution of legal proceedings of any kind, we agree to pay a reasonable attorney's fee, together with all costs and expenses of suit.

Privilege is given the Purchaser the right to pay all or any part of the principal at any time without penalty.

If the Purchasers sell said property, the seller shall have the right to approve of the new purchaser assuming the payment on the financing of this property.

The Seller agrees that upon the payment of the Fourteen Thousand, Four Hundred Fifty and NO/100-----(\$14,450.00) Dollars provided for in this Contract, that he will execute a general warranty deed to the Purchaser with Documentary stamps affixed hereto or to such person of persons as said Purchaser may designate, on the above-described property, free and clear of encumbrances.

It is further agreed that the Purchaser will keep the said property insured against loss by fire with extended endorsement attached for an amount of not less than \$15,000.00, and that said Purchaser will pay all premiums due thereon; that the 1982 taxes have been prorated this date and that the Purchaser will pay 1982 taxes and all other taxes hereafter.

The Purchaser accepts all plumbing, heating, and electrical in its present condition.

The seller has furnished the Purchaser with a termite letter dated January 27, 1982 and the Purchaser accepts same.

It is further agreed that the Purchaser agrees to pay for all repairs, maintenance costs and any other expenses in connection with said property.

In the event the Purchaser should fail to make the payments herein provided for or should fail to perform any other covenants or agreements contained herein, then the Seller herein may terminate this Contract and take immediate possession of the premises, retaining any amount that has been paid thereon as liquidated damages for the breach thereof by the Purchaser or pursue any other remedy available to them under the laws of the State of South Carolina.

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