

such default continue for a period of 60 days, the Seller shall deem the Buyer as a tenant holding over after the termination or cancellation of the lease and may use such legal remedies as may be necessary to obtain possession of the premises.

The Seller agrees to allow the Buyer \$200.00 plus a door for a closet to be built by the Buyer. The Seller warrants that all plumbing, heating, and electrical fixtures, excluding venting of the oil furnace, shall be in good operating order on the date of the closing. The Buyer agrees that the timber on the property shall be cut only for the improvement of the property or for use as firewood in the house.

The Buyer agrees to take the property as its stands, it being distinctly understood that the Seller shall not be required to make any inspection, repairs or improvements to the property.

It is understood between the Buyer and Seller that this contract shall be assignable and transferrable by either of the parties. The Buyer shall be allowed to anticipate the payment of any portion of the principal (or interest) at any time without penalty.

IN WITNESS WHEREOF, we do hereunto set out hands and seals this 7th day of September, 19 82

Witness:

<u>James M. Robinson</u>	<u>Ralph L. Wardlaw Jr.</u> Seller
<u>Bridget V. Parton</u>	<u>Christine R. Woodrow</u> Seller
	<u>Charles H. Small</u> Buyer
	<u>Kathleen S. Sowell</u> Buyer

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared before me, the undersigned witness and made oath that (s)he saw the within Seller and Buyer sign, seal and as their acts and deeds, deliver the within written Contract for Sale for the uses and purposes therein mentioned and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7th day James M. Robinson
of September, 1982.
Bridget V. Parton (SEAL)
Notary Public for South Carolina
My Commission expires: 6-8-92

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