24. Failure or delay of the Seller to enforce any right or to exercise any option hereunder available because of any default shall not operate as a waiver of the right of the Seller to thereafter enforce such right or to exercise such option or any other right or option, for the same or for any subsequent default.

Seller shall give Buyer such evidence of title as he may have in his possession.

26. At Seller's option, Buyer will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

The covenants in this Agreement contained shall be binding upon, and the benefits and advantages hereunder shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have executed this Agreement in duplicate by setting their hands and seals hereto as of the day and year first above written.

Signed and sealed in presence of:

James L. Amos (WITNESS)

(WITNESS)

(WITNESS)

(WITNESS)

ADMINISTRATOR OF VETERANS' AFFAIRS

By _____ (SEAL)

SELLER

James B. Snoddy (SEAL)

(SEAL)

(SEAL)

BUYER

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Seller sign, seal and as the Seller's act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this
20th day of May, 1982
_____ (SEAL)
Notary Public for South Carolina
My commission expires:

_____

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

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

SWORN to before me this
7th day of Sept, 1982
_____ (SEAL)
Notary Public for South Carolina
My commission expires: 8/25/84

_____

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