

addressed to the Buyers at the address set forth below, notifying the Buyers of such default, and if the Buyers fail to remedy such default within ninety (90) days after receipt of such written notice, the Seller may declare this Bond for Title terminated, null and void, and all sums paid hereunder by the Buyers shall be deemed forfeited with the right of the Seller to retain the same in satisfaction of rental of the premises and, in such event, the Seller shall be discharged in law and equity from any liability to deliver the aforementioned Warranty Deed, and shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying the same, without suit or resort to any court, eviction, foreclosure or other legal or equitable remedy. Provided, however, that the rights of the seller herein shall not be construed to exclude any other remedy, suit, or action available to the Seller in law or equity for the enforcement of this Bond for Title, or the amount due thereon, in which event court costs and reasonable attorney's fees shall be added to the balance of the purchase price due hereunder.

(6) ASSIGNMENT OF INTEREST. Should the Buyers convey away said mortgaged premises without mortgagor's prior written consent excluding (a) the creation of a lien or encumbrance subordinate to this Bond for Title, (b) the creation of purchase money security interest for household appliances, (c) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, or (d) the grant of any leasehold interest of three years or less not containing any option to purchase, Seller may have the right to approve the new purchaser, which right shall not be unreasonably withheld. After the payment of the additional \$10,000.00, the Buyers may allow the mortgage to be assumed without the prior consent of the mortgagee.

(7) NOTICES. All notice required to be given to the parties hereto shall be sent by registered mail or certified mail as follows:

To the Buyers: 3106 Edwards Road
Taylors, South Carolina 29687

To the Seller: Post Office Box 633
Roswell, Georgia 30075

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