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of this Agreement.

SECTION THREE

TITLE

The above described property is subject to an existing mortgage to Cameron-Brown Company. Title in said property shall be reserved by Sellers until such time as the purchase price has been paid in full. Sellers shall not cause or permit any act to be done during the life of this Agreement that would burden or cloud title to the property or interfere with Purchasers full use and enjoyment thereof.

Sellers do hereby bind themselves, their heirs, and assigns, in the event the Purchasers shall well and truly make payments as set forth above, to deliver or cause to be delivered unto the Purchasers, their heirs or assigns, a marketable title to the within described real estate, in fee simple, free of all encumbrances, with all rights of dower renounced.

SECTION FOUR

BREACH BY PURCHASERS: REMEDIES OF SELLER

Time is of the essence of this Agreement. In the event Purchasers fail to make any payment required by the terms of this Agreement, and if such default continues for thirty (30) days after written notice thereof, Sellers at their option may:

1. Declare a forfeiture of Purchasers' rights hereunder and cancellation of this Agreement. On such election all right, title and interest of Purchasers hereunder shall cease and terminate, and all payments theretofore made by Purchasers shall be retained by Sellers as liquidated damages and as rental for the use and occupation of the property.
2. In lieu of declaring a forfeiture, accelerate and bring an action for the balance of the purchase price remaining due, or for any other relief available in law or equity.
3. No waiver by Sellers on any default of Purchasers shall be construed as a waiver of any subsequent default.

IN WITNESS WHEREOF, the parties have executed this instrument on the day and year first above written, at Simpsonville, South Carolina.

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