

The Purchasers agree to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this Bond for Title, and in the event of sixty (60) days default by the Purchasers in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Purchasers under the provisions of this Agreement may be retained by the Seller as rental or liquidated damages of said property, and said Bond for Title shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this Bond for Title of ten (10%) per cent.

The Purchasers may rescind or cancel this Bond for Title without any penalty or obligations and receive a full refund by notifying the Seller in writing at Route 3, Box 223, Simpsonville, S.C. 29681 within three (3) business days from the date of this Bond for Title.

This Bond for Title is executed by the Purchasers with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent and has been purchased by the Purchasers solely as the result of such inspection, and the Agreement herein contained, and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Bond for Title embodies the entire Agreement between the Seller and the Purchasers relative to the property described herein and the Purchasers acknowledge receipt of a copy of this Agreement.

This sale also includes a 24x60 Shiloh Double Wide home now located on the property. The Seller is to keep the existing fire insurance policy in full force and effect on this mobile home until its expiration date at the Sellers' expense.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals the day and year first above written.

In the presence of:

Karen R. Cooney
Kristine B. Giles
Karen R. Cooney
Kristine B. Giles

Kenneth L. Cassell
Kenneth L. Cassell, Purchaser
James E. Wright
James E. Wright, Purchaser
Joyce P. Stockton
Joyce P. Stockton, Seller

