

property immediately with the signing of this document.

Purchasers shall not assign or transfer this Agreement or any interest therein without the written consent of Seller.

Purchasers shall pay before delinquency, all taxes and assessments coming due on and after January 1, 1984, and levied on said property.

TITLE

The above described property is subject to an existing mortgage to Helen V. K. Chandler. Title in said property shall be reserved by Seller until such time as the purchase price has been paid in full. Seller 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.

Seller does hereby bind himself, his 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 and assigns, a marketable title to the within described real estate, in fee simple, free of all encumbrances, with all rights of dower renounced.

BREACH AND REMEDIES

Time is of the essence of this Agreement. In the event Purchasers fail to make any payment required by the terms of this Agreement, Seller may, at his option, (1) declare a forfeiture of Purchasers' rights hereunder and cancel this Agreement, (2) accelerate and bring an action for the balance of the purchase price remaining due, or (3) seek any other remedy available in law or equity.

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

Margaret M. Thompson
Witness

Car A. Thompson
Witness

Earl A. Fathburn
Earl A. Fathburn

Arthur Worley
Arthur Worley

Emma Worley
Emma Worley

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