

The Vendee agrees to pay for said property the sum of Thirty-three Thousand and 00/100 ----- Dollars (\$33,000.00), and in addition the following shall constitute charges or fees for services which are includible in the contract separate from and in addition to the contract price: the cost of recording this Land Installment Contract in the office of the Clerk of Courts of Greenville County, S. Carolina.

The sum of Sixteen Thousand and 00/100----- Dollars (\$16,000.00), has been paid by the Vendee upon the signing of this contract, the receipt of which is hereby acknowledged, leaving a principal balance owed by the Vendee of Seventeen Thousand and 00/100----- Dollars (\$17,000.00), bearing interest at the rate of nine (9) per cent per annum, principal and interest being payable in equal consecutive quarterly installments of Twelve Hundred and 00/100----- Dollars (\$1,200.00), each on the 10th day of each quarter, beginning October 10, 1984. Said payments shall be applied first to interest and the balance to principal, interest to be ratably reduced from and after each part payment of principal. Additional partial payments or entire payment of the principal may be made at any time.

The Vendor agrees to furnish, as soon as the same can reasonably be procured, an abstract or guarantee of title, statement of title, title insurance, or such other evidence of title as is in accordance with the prevailing custom in the area where the property is located, which said evidence shall show a marketable title to the said property, free and clear from all encumbrances, except: no exceptions.

and except legal highways, building and zoning regulations, restrictions and easements of record, and except taxes, assessments, and other governmental charges against the property which shall be the responsibility of the Vendee from June 1, 1984, and thereafter.

Vendee shall provide and maintain fire and extended insurance coverage for the improvements on the property, in an amount not less than the purchase price balance, in companies satisfactory to the Vendor, with loss payable to Vendor and Vendee, as their interests appear. The policy shall be delivered to and held by Vendor.

Said property is subject to the following encumbrance(s): none

Vendor agrees that if Vendor defaults on any mortgage on the property, Vendee may pay on said mortgage and receive credit on payments due under this contract.

Said property is subject to the following pending orders of public agencies: none.

Upon fulfillment of Vendee's obligations under the terms of this contract, Vendor agrees to convey said property to Vendee by deed of general warranty, with release of dower, if any, or by such other deed as is available should Vendor be legally unable to deliver a deed of general warranty.

If any installment payment to be made by the Vendee under the terms of this contract is not paid by the Vendee when due or within thirty (30) days thereafter, the Vendor may initiate forfeiture of the interest of the Vendee in default, as provided by law.

Within twenty (20) days after this contract has been signed by both Vendor and Vendee, Vendor agrees to cause a copy thereof to be recorded as provided in ~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXXXX~~ 30-7-10 of the Code of Laws of South Carolina, 1976 as amended to date.

(CONTINUED ON NEXT PAGE)