

The Purchaser's further agree to pay all taxes and assessments falling due after 31st JAN 84, & to maintain proper upkeep of improvements, should there be any, on said premises. It is further agreed that prompt payment & time is part consideration and are the essence of this contract, and therefore, if default of payment is made of any one or more of said installments, the Seller may at his election, demand payment either of the Purchaser in person, or in writing; and, if payment thereof as demanded is not made in thirty (30) days thereafter, all money's theretofore paid by the Purchaser, shall thereby be and becomes forfeited and belongs to said Seller; and, the rights of the Purchaser's of this agreement, and all rights, title or interest of said Purchaser's, Heirs or Assigns, in said described premises, shall become null & void. It being expressly understood that no process of law shall be necessary to this effect.

For the true performance of the covenants and agreements aforesaid, each of said parties bindeth himself, his heirs or executors.

WITNESS:

Paul M Vernon
Nancy H Butler

William E. Garner
William E. Garner, Seller
Larry D. Timms
Larry D. Timms, Purchaser
Wanda E. Timms
Wanda E. Timms, Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me Paul M Vernon and made oath that he was present and saw the within named parties sign and execute the within instrument, and that he with Nancy H Butler witnessed the execution thereof.

Paul M Vernon

Sworn to & subscribed before
me this 31st day of Jan, 1984.
(SEAL) Nancy H Butler

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