

or taken such action as reasonably likely to correct such situation within a reasonable time period. In the event of such default, Seller may retain any and all sums paid by the Purchaser as liquidated damages, and Purchaser shall not be entitled to receive any return of the payments previously paid to the Seller by him.

SECTION THIRTEEN

MISCELLANEOUS

1. At the closing of the transfer of title to the said Premises by the Seller to Purchaser, as contemplated herein, the Seller shall pay the costs of delivering to the Purchaser a general Warranty Deed, with South Carolina State Documentary Stamps affixed thereto. All other costs of closing the conveyance shall be the responsibility of the Purchaser.

2. The terms "Seller" and "Purchaser", as used herein, include the male and the female gender, singular and plural, corporation, partnership or individual, as the case may be.

3. This Articles of Agreement for Deed includes the entire agreement of the parties hereto and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein, shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]* (SEAL)  
EUGENE MALACHI PATTERSON

"Purchaser"

*[Handwritten signature]* (SEAL)  
JOHNNY ANDREW STATON

*[Handwritten signature]* (SEAL)  
JO ANN BABB STATON

"Seller"

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