after the mailing of such notice, then this Contract shall be null and void and of no further force and effect without any further legal action of any sort required by the Seller. In the event of cancellation, the Seller shall be entitled to retain all payments previously made on the Contract as rent and/or liquidated damages. Should the Seller in the event of any default under the terms of this Contract find it necessary or appropriate to use the services of an attorney, the Purchaser shall be liable for an attorney's fee in a reasonable amount to the Seller.

VIII.

To the faithful performance hereof, the parties do hereby bind themselves, their heirs, successors, executors, administrators and assigns and in witness hereof have hereunto set their hands and seals the date and day first above written.

WITNESSES:

VENTURE III ASSOCIATES

WITNESSES TO THE SELLERS

(SEAL)

(SEAL) SELLER

(SEAL)

WITNESSES TO PURCHASERS

COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made eath that she saw the within named SONNER N. YORK, J. MACK ROODS, JR., T. C. BROGDON, JR., and FRANKIE LYNV MEAVER sign, seal and as their act and deed deliver the within REAL ESTATE SALES CONTRACT and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before my this

17th day of JANUARY, 1983.

Notary Public for South Carolina Mr. Commission Exhires: 2-11-55

EXCORDED JAN 18 1983 at 4:10 P.M.