

4. Time is of the essence of this Agreement, and upon the failure of the Purchasers to make any payments within thirty (30) days after the due date thereof, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction in the care of a defaulting tenant at will.

5. The Purchasers may anticipate payment in whole or in part at any time without penalty.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at Pelzer South Carolina, this 3rd day of June, 1977.

In the Presence of:

Led B. Buntin
William S. Davis

James D. Brock (LS)
Purchaser

Judy D. Brock (LS)
Purchaser

David Smith Builders, Inc.
David Smith (LS)
Seller

Seller (LS)

STATE OF SOUTH CAROLINA }
COUNTY OF ANDERSON }

PROBATE

PERSONALLY appeared before me the undersigned witness, who, on oath, states that (s) he saw the within named Purchaser and Seller as their act and deed deliver the foregoing written Bond for Title and that (s) he with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 3rd day of June, 1977

William S. Davis (LS)
Notary Public for South Carolina
My commission expires: January 8, 1985

Led B. Buntin

21573

RECORDED MAR 29 1983

at 11:21 A.M.

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