

premises free and clear of all liens and encumbrances other than those assumed in this contract or assumed by the Purchaser subsequent to the execution of this contract.

It is agreed that time is of the essence in this contract. If the Purchaser fails to pay the deferred balance as provided for herein or fails to pay the taxes or insurance premiums as the same become due, or if he breaches any of the other terms and conditions, Seller may at his option declare the entire purchase price due and payable.

In the event of breach of this contract by Seller, the Purchaser shall have the right to sue for specific performance.

In the event that it is necessary for the Seller to take any legal action to effect enforcement of this agreement by Purchaser in the event of default or breach by the Purchaser, Purchaser hereby agrees that a reasonable charge may be added as fee for Seller's attorney.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 14 day of August, 1973.

IN THE PRESENCE OF:

Benobia C. Hall

David H. Wilkins
as to Sellers

W. W. Wilkins III
Marcia R. Workman
Sellers

Benobia C. Hall

David H. Wilkins
as to Purchaser

John E. Carbaugh, Jr.
Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Sellers sign, seal and as the Sellers act and deed delivered the within contract and that (s)he, with the other witnesses subscribed above witnessed the examination thereof.
SWORN to before me this 14 day of August, 1973

David H. Wilkins
Notary Public for South Carolina
My Commission expires: 1/1/82

Benobia C. Hall *JEH*

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