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and that should any payment remain unpaid and past due for a period in excess of 60 days from the date it is due, the Sellers shall be immediately discharged in law and equity from all liability to make said deed and may treat said Purchasers as tenants holding over after termination or contrary to the terms of their lease and shall be entitled to retain all sums paid on this contract as rent or by way of liquidated damages and shall be entitled to claim and recover additional rent of \$280.39 per month until the Purchasers quit the premises.

Sellers warrant that all appliances, plumbing, electrical and heating systems are to be in good working order at the time of closing, which will be in a reasonable time. All drapes in the house are to remain a part of the property.

The Purchaser shall be entitled to peaceful possession of the premises as long as the Purchasers are not in default. The Purchasers shall maintain the premises in good condition and shall be responsible for all maintenance, repairs and utilities.

It is agreed by the parties hereto as a further condition of this contract, that the Sellers herein continue to make the payments due and remain current with all payments as they come due on that certain note and mortgage to the United States of America through the Farmers Home Administration of the U. S. Department of Agriculture, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1161 at Page 71, and should at any time the Sellers become delinquent in any payments on said mortgage, that the Purchasers, in order to protect their rights hereunder, shall have the privilege, opportunity and right to make such payments and assume any additional payments due thereunder and all payments made by the Purchasers under this condition shall reduce the amount of purchase price due to the Sellers under the contract herein. In addition thereto and in furtherance thereof, the Sellers agree to reimburse the Purchasers for any and all attorneys fees necessary to effect the provisions of this condition.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of April, A. D., 1980.

IN THE PRESENCE OF:

Louis A. Smith
[Signature]

[Signature] (LS)
Marcus Brown Garrett

[Signature] (LS)
Parela B. Garrett

SELLERS

0.984

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