

Road at an agreed price of Six Thousand Five Hundred and No/100 (\$6,500.00) Dollars.

(b) Assumption of two (2) mortgages to Fountain Inn Federal Savings and Loan Association recorded in Mortgage Book 960 at Page 466 and Mortgage Book 996 at Page 463, with the Purchasers assuming the balance due on said mortgages of Forty-One Thousand One Hundred Sixty-Two and 18/100 (\$41,162.18) Dollars, and with the Purchasers further agreeing to make the payments on said mortgages as set out therein.

(c) A note from the Purchasers to the Seller for Twenty Thousand and No/100 (\$20,000.00) Dollars, due and payable as stated in said note.

(d) Cash to be paid at closing of Fourteen Thousand Three Hundred Thirty-Seven and 82/100 (\$14,337.82) Dollars.

IT IS UNDERSTOOD AND AGREED that the Purchasers will pay all taxes accruing upon said property from and after the date of this instrument as well as all insurance premiums which shall become due from time to time.

IT IS FURTHER AGREED that the Seller and the Purchasers herein shall have a reasonable time in which to fulfill their respective obligations under this Contract.

IT IS EXPRESSLY UNDERSTOOD that the Purchasers herein shall maintain the said property in a reasonable state of repair, normal wear and tear is excepted.

In the event the Purchasers fail to make any payment within thirty (30) days of its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Seller and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

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