

(b) \$14,590.30 by the Purchasers assuming and paying the balance of the Sellers' mortgage in that amount at Fidelity Federal Savings & Loan Association, which mortgage provides for monthly payments on or before the 10th day of each month in the amount of \$107.00 (said monthly installment payments include interest on the unpaid balance at the rate of Six (6%) per cent per annum). This payment shall be made directly to Fidelity Federal Savings & Loan Association, 102 South Main Street, Greenville, South Carolina, beginning with the payment due for August, 1970.

The Purchasers shall have such privilege of anticipation as may be provided in said note and mortgage and Purchasers agree to comply with and fulfill all terms of said note and mortgage and agree to indemnify and hold harmless the Sellers from any liability thereunder.

It is understood and agreed that the Purchasers will pay all taxes and assessments accruing upon said property from and after the date of this contract and will maintain fire and extended coverage insurance upon said premises in such amounts as shall be required by Fidelity Federal Savings & Loan Association.

The Sellers hereby assign to the Purchasers any prepaid or unearned insurance covering said premises and further assign to Purchasers any balance in an escrow account being maintained by Fidelity Federal Savings & Loan Association in connection with the above identified loan.

The Sellers agree, within thirty (30) days after request made by the Purchasers, that they will execute a fee simple, warranty deed in favor of the Purchasers or such person or persons as the Purchasers shall in writing designate conveying fee simple, marketable title to the above described premises, subject only to the mortgage in favor of Fidelity Federal Savings & Loan Association which will be assumed by the Purchasers and subject

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