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2. Taxes have been pro-rated as of the date of the execution of this Agreement and Purchasers agree to pay all taxes and assessments accruing after the date hereof.

3. Upon full payment of the purchase price, interest, and taxes according to the terms of this Agreement, the Seller shall convey the property to the Purchasers by fee simple, warranty deed, free of encumbrance or lien.

4. Time is of the essence of this agreement, and upon the failure of the Purchasers to make any payments within thirty days after the due date thereof, the Seller 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 as in the case of a defaulting tenant at will.

5. The Purchasers may anticipate payment in whole or in part at any time without penalty. Purchasers shall have the right to prepay this indebtedness by taking title, obtaining a first mortgage loan from a third party, and requiring the seller to execute a fee simple warranty deed and take a second mortgage for any amount which the purchasers are unable to finance through said third party, provided said second mortgage shall not exceed \$4,000.00 and shall be payable in a single payment within thirty-six months from the date of this contract, and bear interest at the rate of 7% , payable quarterly.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals at Greenville, South Carolina, this 23rd day of June 1972.

In the presence of:

John J. Chew
W. H. Russell

Ann D. Robinett (SEAL)
Ann D. Robinett, Seller

Richard H. Case (SEAL)
Richard H. Case, Purchaser

Janette H. Case (SEAL)
Janette H. Case, Purchaser

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