

3. The City and County agree that they shall convey to the purchaser a good warranty deed to said property, free of encumbrances, liens, or assessments, on payment of the total purchase price above provided for.

4. This agreement is to be closed on or before July 1, 1973. Possession of the premises shall be given at time of such closing. A Deed shall be delivered upon fulfillment of all the terms and conditions of this agreement.

5. Purchaser shall commence payment of taxes upon the receipt of a Deed for the premises.

6. Time is of the essence.

7. In the event of default by the purchaser in any of the terms or conditions hereof, the City and County shall take title to any improvements placed by the purchaser on the premises, after crediting the purchaser with an amount equivalent to the then fair market value of such improvements.

8. Payments shall be due and payable on or before the due dates shown hereinabove at the office of the Resident Engineer, Donaldson Center, Donaldson Road, Greenville, S. C., 29605. Upon purchaser's default, all payments are forfeited.

9. Purchaser's rights, title or interest under this agreement shall not be assigned, sold, or otherwise transferred or disposed of without the prior consent of the City and County.

10. The City and County expressly reserve any and all claims and rights which may arise for waste and damages of whatsoever nature resulting by reason of the purchaser's use or possession of the premises prior to delivery of a Deed to the premises.

11. The purchaser shall have the right to connect to any existing utility systems upon the prior approval by the City and County of purchaser's plans and specifications for such connections and systems.

12. Due notice to any or all parties shall be respectively given in writing at:

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