

Purchaser agrees during the term of this agreement to keep the premises insured against fire, theft and vandalism and to make the seller loss payee under the terms of that policy. Taxes are to be pro-rated as of the date of the signing of these presents, and all subsequent taxes are to be the sole responsibility of the purchaser.

Seller agrees that in the event this house is sold by the purchaser herein to a subsequent purchaser prior to the termination of this agreement, that upon payment in full of all amounts due and owing, he will execute and deliver a good and sufficient deed in fee simple to the subsequent purchaser. Seller agrees that in the event purchaser determines that he does not want to purchase this property, then by notification to the seller by the purchaser in writing, by certified mail between the dates of March 1 and March 30, 1982, seller agrees to re-purchase the property from purchaser, retaining all sums paid as interest through March 1, 1982, and all closing costs paid, for the sum of One Hundred Seventeen Thousand Five Hundred (\$117,500.00) Dollars, with the Sixteen Thousand (\$16,000.00) Dollar equity of the purchaser to be repaid by seller on or before thirty (30) days from date of notification.

Seller retains right to place a mortgage on property at any time during the term of this agreement. This mortgage will, of course, be satisfied prior to giving a deed to purchaser.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of August, 1981.

In the Presence of:

W.D. Richard
W.D. Richard

M. G. PROFFITT, INC.

BY: Graham Proffitt
SELLER

James D. Brown
James D. Brown

Verna L. Brown
Verna L. Brown
PURCHASER

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness who says on oath that (s)he saw the within-named M. G. Proffitt, Inc. by its duly authorized

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