

b) The balance of SEVENTY THOUSAND [\$70,000.00] DOLLARS to be paid in equal monthly installments of \$925.06 each on the first day of each and every month, commencing March 1, 1982 which payments shall be applied first to interest at the rate of Ten [10%] percent per annum [payable monthly], balance to principal, with the final payment due and owing February 1, 1992; Purchasers are hereby granted the right to pay any portion or all of the unpaid principal indebtedness due at any time without penalty.

3) Upon payment in full of the purchase monies above set forth, Owner shall execute a General Warranty Deed in due form of law, with the necessary documentary stamps thereto affixed, and shall deliver the same to the Purchaser transferring to the latter a good, fee simple title to the aforesaid property free and clear of all liens and encumbrances except as follows, to-wit:

a) Such restrictions, easements and rights of way, if any, relating to said premises as may appear of record in said RMC Office for Greenville County;

b) Zoning regulations of the City of Greer, S. C. as the same may relate to use of the aforesaid property.

4) Purchasers shall take control of said property and occupy the same no earlier than March 1, 1982.

5) Owner shall vacate said premises on or before the aforesaid occupancy date of March 1, 1982 and shall have the right to remove from the single-story brick building upon said property wherein the Owner formerly operated a business known as "The Boulevard Restaurant", all of the personal and business furnishings of said building except the heating and air-conditioning units therein situate, the hot water heater, and the metal blinds covering the windows in said building.

6) During the continuance of this contract, Purchasers shall, commencing with the year 1982, pay all City and County property taxes assessed against the property and shall keep in full force and effect at their expense insurance in the form of fire and windstorm, with extended coverage provisions, insurance and liability insurance protecting both the Owner and the Purchasers from any claims for damages, injuries or liabilities of any third parties, which insurance shall be in an amount satisfactory to the Owner. It is understood, of course, that the Purchasers will keep said insurance in full force and effect during the life of this Agreement and should they fail to do so, that the Owner shall have the right

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