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Office for Greenville County in Mortgage Book 1463 at page 922 on April 20, 1979, and re-recorded in Mortgage Book 1482 at page 669 on July 28, 1979, and having the present balance of \$50,774.81. Said mortgage is due and payable annually on January 1st of each year and has an interest rate of 8-1/2%. The remaining \$32,611.71 of the purchase price shall be paid to the Sellers at closing. Sellers' cost shall be deducted from this amount as shown by the closing statements attached hereto.

The parties have examined the closing statements of this sale and hereby agree that all figures are correct and accurate and said closing statements are incorporated herein by reference and made a part hereto.

The Sellers hereby agree to aid the Purchaser in retaining releases from the two mortgages mentioned herein. Purchaser shall furnish all amounts necessary to acquire releases, including any fees necessary to be paid. It is understood by the parties that the Sellers owe no further amounts on said mortgages and their obligations towards obtaining releases is limited to the execution of necessary documents.

Sellers hereby agree that upon request by the Purchaser they will execute good fee simple warranty deeds, free and clear of all liens and encumbrances except for the two mortgages referred to hereinabove. The Purchaser will pay the preparation of said deeds and for the document stamps and recording fees.

The parties hereby agree that the terms and duration of this instrument shall be until the Sellers have conveyed the entire acreage to the Purchaser. Both parties agree that during the terms of this instrument neither will create any other or further liens against the property except for those contemplated herein and will hold each other harmless from any lien or charge against the property resulting from their respective actions. This restriction against future liens applies only to that property still in the name of the Sellers and does not apply to any property that has been deeded to the Purchaser.

The parties agree that 1982 County property taxes will not be pro-rated as of this date, but will be pro-rated when the tax notices have been received by the Sellers. Upon receipt of tax notices, the Sellers shall contact the Purchaser and inform the Purchaser of the total amount of taxes. At that time the Sellers will tender to the Purchaser the correct amount of pro-rated tax, being computed as follows: The total amount of tax ÷ 365 x 327. Purchaser hereby agrees to pay any roll back taxes assessed against

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