

which shall then be in an amount at least equal to the unpaid balance of the purchase price. Any damage to the property between February 1, 1984 and the date title is transferred shall result in payment by the Sellers to the Purchaser of any insurance proceeds received by the Sellers. In the alternative, such damages shall result in a reasonable reduction of the total purchase price. The terms of such adjustment shall be negotiated in good faith in view of the extent and nature of the damage. In the event of a failure to agree on such an adjustment, the Purchaser shall be entitled to renounce this Agreement and receive a refund for the full amount paid, less a reasonable amount attributed to rent for the amount of time he has actually occupied the premises at a rental rate of Three Hundred (\$300.00) Dollars per month.

4. Duties of the Purchaser: The Purchaser shall make all payments when due. When the Sellers transfer title, the Purchaser shall grant and deliver the promissory note and mortgage described above. From the time of the transfer of title until such note and mortgage are paid and satisfied in full, the Purchaser shall maintain insurance on the premises and improvements in an amount which at a minimum is equal to the outstanding balance of the principal of the purchase price.

5. Option to Purchase: Whenever the Sellers, who are also owners of adjoining property designated as Lots C through F on the Plat prepared for A. S. Bass and C. A. Groce, April 23, 1958, (Plat Book KK, Page 147 of the RMC Office of Greenville County) receives a bona fide offer for one or more of those lots

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