

The Sellers agree to pay to Purchasers each year any surplus remaining in said escrow account with respect to real property taxes. Said escrow payments shall not bear interest in favor of the Purchasers.

3. The Sellers in their discretion may require the Purchasers to deposit with Sellers in addition to the payments above provided for principal and interest and escrow for real property taxes payable under the terms hereof a sum equal to one-twelfth (1/12) of the annual public assessments and insurance premiums, and the Sellers may at their option pay said items and charge all advances therefor to the indebtedness due hereunder, or segregate said funds and apply the same towards payment of said public assessments and insurance premiums. Said escrow payments shall not bear interest in favor of the Purchasers.

4. Purchasers agree that they shall not construct any new permanent improvements of a value exceeding \$500.00 for each improvement to the premises without the prior written consent of the Sellers.

5. The Sellers agree upon the execution of this agreement and compliance with the terms and conditions hereof as of said date of execution by Purchasers to execute in favor of the Purchasers a good and marketable fee simple title to the premises described herein, free and clear of all encumbrances or liens and warrants, other than rights-of-way, restrictive covenants, set-back lines and easements of record, as shown on recorded plat(s) or as may be determined from an inspection of the property. The deed of conveyance, so executed, shall be delivered to and held in escrow by Gaddy & Davenport, Attorneys at Law, Greenville, South Carolina, whose only obligation hereunder shall be to convey and deliver said deed to

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