construction of a residential home. Property taxes for the
year 1976 shall be prorated between the parties as of the date
of closing with possession of the premises likewise to be given
the Purchaser at the time of closing. Seller shall be responsi-
ble for furnishing the deed conveying said property to Purchaser,
with all documentary stamps affixed at Seller's expense.

(4) The closing of this transaction and completion of the
purchase price shall take place at the law offices of Love, Thornton,
Arnold & Thomason, 410 East Washington Street, Greenville, South
Carolina, and shall occur within thirty days after the completion
of all roadways, water and sewer lines by Seller or within thirty
days after Seller secures a performance bond or letter of credit
insuring the total completion of all roadways, water and sewer
lines to be constructed within Myers Park Subdivision. The roadways,
water and sewer lines shall be completed according to specifications
established by the various City of Greenville or other governmental
agencies charged with the responsibility of approving same.

(5) This Contract is expressly predicated and conditioned
upon the following:

(a) Seller's completing the construction of all roadways,
water and sewer lines within Myers Park Subdivision;

(b) Purchaser's being able to procure a firm commitment
for a conventional mortgage loan to be secured by a first mortgage
on the real property described hereinabove in the amount of $9,000.00
or such lesser sum as Purchaser accepts, with payments to be amorti-
zed of over a period of not less than five years;

(c) Seller's not materially altering the topography or
natural state of the premises while in the process of constructing
the roadways, water and sewer lines;

(d) Seller's not materially affecting the lot as a suit-
able site for the construction of a residential dwelling thereon
after the completion of all roadways, water and sewer lines within
said subdivision.

(e) Purchaser's being able to construct a residential dwell-
ing on said property and to obtain a building permit therefor.