

subject of this Contract, and any improvements thereon, including but not limited to all fixtures or appliances included therein, and except as noted herein, the Purchaser agrees to accept the subject premises in "as is" condition and hereby acknowledges that the Seller makes no warranty of the premises, its fitness, freedom from defects in workmanship and materials, either express or implied.

IV

Purchaser agrees to keep and maintain the premises in a good state of repair throughout the term of this agreement; that it will commit nor allow no waste thereon, nor any condition or activity not in compliance with state or federal law, or city of county zoning ordinances.

V

Purchaser agrees to pay all taxes and assessments which may become due or owing on the premises on or after January 12th, 1981, and further agrees to obtain and maintain a policy of fire, casualty and hazard insurance on the premises in an amount acceptable to First Federal Savings and Loan Association of Greenville, South Carolina, and the Seller, with a loss payable clause to First Federal Savings and Loan Association of Greenville, South Carolina, the Seller and the Purchaser, as their interest may appear, and furnish to the Seller evidence of prompt payment of all premiums in connection therewith together with a copy of the policy. Should the Purchaser default in either of these provisions, the Seller shall have the right to pay such taxes and maintain such insurance and to protect its interests and any sums expended by the Seller in this regard shall be added to and be collectible as a part of the indebtedness represented hereby and become immediately due and payable.

VI

Upon default of any of the terms or conditions of this Contract by the Purchaser, the Seller shall have the right and option to re-enter and take possession of the premises and all improvements thereon, without recourse to law, retaining any payments made hereunder as liquidated damages and rent, and in such event, the Purchaser

Handwritten initials and numbers: "HAB", "8-3", "OK", "P-3".

Vertical stamp: "0 4 7 2".

Vertical stamp: "4328 RV-2".