

renders the dwelling untenable, the purchase price of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars shall be reduced by the amount of the loss to the dwelling paid by the insurer. If such loss does not render the dwelling untenable but the Seller elects not to make repairs, the purchase price of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars shall be reduced by the amount of the partial loss to the dwelling paid by the insurer. If such loss does not render the dwelling untenable and the Seller elects to make repairs, no adjustment shall be made in the purchase price. If damage should occur to the dwelling which is not covered under the provisions of the homeowner's policy, no adjustment to the purchase price will be made.

Possession of the premises to be delivered to the Purchaser at the time that the Two Hundred Forty Nine Thousand Five Hundred and 00/100 (\$249,500.00) Dollars is paid.

The closing date of one (1) year from the date hereof may be moved forward at the Seller's option by giving the Purchaser Thirty (30) days notice of the accelerated closing date.

Seller to pay for the preparation of the deed and the required documentary stamps on said deed with property taxes to be pro-rated as of the date of closing the transaction. Time is of the essence of this Contract and this writing embodies the entire agreement between the parties.

DESCRIPTION OF THE LAND:

All that piece, parcel or lot of land with the buildings and improvements thereon, owned by the Seller located in the City of Greenville, South Carolina, bounded on the front by Cleveland Street Extension, on one side by East Faris Road, and on the other two sides by property of the Purchaser. Said deed to also quit claim the Seller's interest in the property constituting the abandoned old Cleveland Street Extension.

The Seller has the option to remove the items listed on Exhibit "A" which is attached hereto within thirty (30) days from the date of closing, or in the alternative, the Seller shall have the option to either demolish or remove any or all portions of the building at his expense. In the event the Seller should elect to demolish the building or to remove the same, he shall have ninety (90) days from closing date to either remove the building or have it demolished and he shall clear the land of debris to grade level. In the event the

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