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general warranty deed, and free from encumbrances and liens to the Purchasers. Should a wrap-around mortgage situation be used at the time to purchase the property, both parties agree to such an arrangement.

LEASE: The Purchasers agree to pay to the Seller as lease payments the sum of Seven Hundred (\$700.00 ) Dollars per month, on the first day of each month during the term of the lease. *Aug. 1, 1984 payment to be paid on Sept. 1, 1984.*

PURCHASE: The Purchasers further have already paid to the Seller, as a binder toward the purchase of the property the sum of One Thousand (\$1,000.00) Dollars which is added to the purchase price and is non-refundable.

The total purchase price shall be One Thousand and no/100-----(\$1,000.00) and the assumption of the mortgage at South Carolina National Bank with a present balance of \$79,250.00

SELLER warrants to keep the aforementioned real property free and clear of all liens and encumbrances pending the final termination of this Agreement. PURCHASER agree to do likewise.

POSSESSION of the said premises shall be given immediately upon closing and all taxes, interest, water, sewer, electrical, gas, fuel oil, special assessments, and rents, if any, shall be adjusted to such date and shall thereafter become the obligation of the PURCHASERS at the date of the final purchase by the Purchasers.

AT TIME of the final purchase should the Purchasers decide to pay the difference per month in their payment to the Seller and the Sellers payment to South Carolina National Bank ( a difference of \$300.00 per month *approximately* ) for the period they have been making payments, then Purchasers shall be able to claim total interest credit on the loan for income tax purposes for that period.

PURCHASERS and SELLER shall maintain sufficient insurance coverage on said premises so as to protect the interest of all parties hereto.

SELLER warrants that furnace, air conditioning, appliances, plumbing,

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