

3. The Buyer agrees to pay the sum of Six Thousand Dollars (\$6,000.00) upon the signing of this Agreement to bind the sale; and the Buyer agrees to pay the balance of Six Thousand Dollars (\$6,000.00) to the Seller within three weeks from the date of this instrument, but not later than Five Months from the date of this instrument, provided a good and marketable Title to said property is delivered in Escrow, to the Seller by the Heirs at Law within the dates mentioned.

4. That the Seller and Agent agrees to deliver in Escrow all monies paid under this Agreement to the South Carolina National Bank in a separate account in his name as Trustee for the Estate of William E. Divins, Deceased, immediately upon the receipt thereof, to be distributed upon the proper closing of the Estate, which shall not be later than December 8, 1966.

5. That the Buyer, currently the Lessee of a unit of this building, and currently paying rent thereon, shall cease to pay Rent to the Estate upon the signing of this Agreement, and the Buyer shall have the option of Renting the other unit and controlling the same as though he were the Lessor or Owner, subject to the terms of this Agreement. That in the event the Buyer does not complete this Agreement, the current Rent normally due shall be set off against the Down Payment.

6. The Taxes and Insurance shall be prorated upon the completion of this Agreement.

7. The Seller agrees to notify the Buyer in writing when he is in receipt of all of the Interests of the Heirs at Law.

8. That the description of the property involved in this Agreement is as follows:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville on the North side of Sullivan Street as shown on plat as Lot No. 3, made by Dalton & Neves, September 10, 1947, said plat recorded in Plat Book R, Page 89, described as follows:

BEGINNING at a point on the North side of Sullivan Street at the corner of Lot No. 4 and running thence along the line of Lot No. 4, N. 18-60 E., 106.3 Feet to Lot No. 2; thence along the line of Lot No. 2 S. 69-00 E. 36.1 Feet to corner of the lot now or formerly

(CONTINUED ON NEXT PAGE)