

office then Buyer or Buyer's assignee is relieved of any further responsibility of any nature to the Seller.

4. Title Examination: Title to the property will be checked and the transaction closed by David D. Armstrong, Attorney at Law, 110 Manly Street, Greenville, South Carolina, 29601.

5. Possession: Full possession of said premises free of all tenants and occupants, except as herein provided, is to be delivered at the time of closing of the transaction, said premises shall be in the same condition as it now is, reasonable use and wear therefore expected. Acceptance of the deed and possession by the Buyer or Buyer's assignee shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed.

6. Title Defects: The Seller may use the purchase money or any portion thereof to clear or perfect the title; all instruments procured therefor to be recorded simultaneously with said deed. Either Buyer or Seller may have thirty (30) days extension to cure any defect found in title.

7. Prorations: All taxes, rents, escrow accounts and interest to be prorated as of date of closing of sale. It is further understood and agreed that Buyer or Buyer's assignee shall not be responsible for any improvement bonds or assessments of any nature which are now against the above property or which shall come into existence prior to the consummation of this transaction.

8. Fixtures: Included in the sale as part of said premises are the buildings, structures, and improvements thereon, and the fixtures belonging to the Seller and used in connection therewith, including, if any, all venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners, and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, air conditioning equipment, ventilators, garbage disposers, dishwashers and wall-to-wall carpeting. All mechanical equipment (except as noted herein) is guaranteed to be in working order at the time possession is delivered. Any inspections required by

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