

1073 PAR 600

mortgage loan from the Federal Land Bank of Columbia, South Carolina.

b) Center agrees to finance the balance of the purchase price in the total sum of Eight Thousand Eight Hundred and 00/100 (\$8,800.00) Dollars by taking a purchase money second mortgage from Roberts covering the subject property. Said second mortgage loan shall be due and payable monthly over a term of five (5) years (sixty (60) monthly installments) at the annual interest rate prevailing at that time on mortgage loans by the Federal Land Bank of Columbia, South Carolina, under similar terms and conditions and said mortgage shall contain a prepayment option without penalty.

c) Said sale and purchase must be consummated not later than the expiration of the lease term. However, Roberts specifically reserves the right to exercise his right to purchase the subject property under the terms of this agreement at any time during the lease term as he may deem advisable. Such purchase shall be for the consideration stated herein and shall be governed by the terms of this Contract of Sale. In the event Roberts exercises his right to purchase prior to the expiration of the lease term, Roberts obligation to pay rent for the demised premises shall end and the unearned portion of such rent shall be refunded by Center to Roberts, during the first year of the lease in which event there shall be no refund. ^{unless such right is exercised}

d) In connection with the sale and purchase of the subject property, Center shall pay normal sellers' closing costs including fee for preparation of deed and cost of documentary stamps on deed, and Roberts shall pay normal purchasers' closing costs.

e) Upon payment of the consideration as set forth hereinabove, Center shall furnish Roberts with a good and sufficient general warranty deed conveying the subject property free and clear of all liens and encumbrances, subject only to such existing easements, rights of way and restrictions of record, if any, as may presently be applicable to the subject property.

M.O.H.
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