

II

The Purchasers agree to maintain adequate insurance on the subject property during the term of this agreement, and agree to pay the taxes or any other assessments as they may come due.

III

It is understood and agreed that either party may transfer his interest in this agreement, without the written consent of the other party, unless the above mentioned payments are in arrears.

IV

The Purchasers are not to rent or lease the above described property, without prior written consent of the Seller.

V

It is understood and agreed that should the Purchasers obtain a VA or FHA loan, where the Seller will be required to pay discount points, the purchase price will be increased to include the amount of monies paid by the Seller by way of points.

VI

That upon the payment of the monies hereinabove provided for, the Seller agrees to convey to the Purchasers, by a good and marketable fee simple deed, the property above described, subject to such restrictions, easements, and rights of way as may appear from the records in the Greenville County Courthouse, or as may appear on the ground.

VII

It is understood and agreed that the Purchasers are to occupy and have possession of the premises during the term of their compliance with this Agreement, and Purchasers agree to maintain property in as good condition as the same now is, reasonable wear and tear and depreciation excluded, and the Purchasers shall require only of the Seller the use of the premises during the term of this Agreement, and should any default be made in the payments

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, N. C.

*Handwritten initials and signature:*  
JMM  
PJM  
CHK

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