

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DONALD W. WILKERSLEY
RMC

FILED
CO. S. C.
1143-827
4 13 PM '81
A G R E E M E N T

THIS AGREEMENT made this 5th day of March, 1981, by and between BILLIE BAXLEY SCHWIERS (hereinafter referred to as "SCHWIERS") and SUNSET FOREST, a General Partnership, (hereinafter referred to as "SUNSET").

W I T N E S S E T H :

WHEREAS, SCHWIERS did heretofore execute and deliver a Contract dated February 23, 1981 (hereinafter referred to as "Contract") to sell a certain parcel or real estate located in Mauldin, South Carolina, as more fully set forth by the terms thereof, and

WHEREAS, a portion of the property which she agreed to sell has, by reason of subsequent assignments and ensuing contractual obligations, been conveyed to SUNSET, and

WHEREAS, in the original contractual agreement between SCHWIERS and JAMES E. JONES, JR., there are certain covenants, agreements and undertakings which were not intended to be merged into the closing but, on the contrary, were, by their very nature, intended to survive the closing, and

IT IS THE INTENTION of SUNSET to fully perform the agreement set forth in said Contract.

NOW, THEREFORE, for and in consideration of the sum of Ten (\$10.00) Dollars paid in hand from Seller to Purchaser, the receipt and sufficiency whereof is hereby acknowledged, and the further consideration of the mutual covenants of the parties and their acquiescence of the assignment of the contract by Seller, the parties hereto agree as follows:

1. Those certain terms of said Contract relating specifically to the erection of a fence and delivery to SCHWIERS of a completed condominium unit (as set forth in paragraph 13 of said Contract) shall survive the closing and shall continue to be bound on SUNSET.
2. With regard to the undertaking to deliver to SCHWIERS a completed condominium unit, it is hereby understood and agreed that SUNSET shall, within six (6) months from the date hereof, commence construction of Phase One of the development. In the event construction

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