

(a) At any time on or before June 30, 1983, Purchaser to pay Seller the sum of Twenty-Seven Thousand (\$27,000.00) Dollars and assume Sellers mortgage in a current condition with Bankers Mortgage Corporation / formerly known as Aiken-Speir, Inc. against the subject property dated the 28th day of September, 1979, which mortgage is recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1409 at Page 744, in the original sum of \$ 29,950.00 at 8 1/2% interest rate and having a present balance of \$29,015.58. Seller acknowledges that said mortgage is current and not delinquent and that the next payment will be due on said mortgage on the 1st day of July, 1981. Seller agrees that until such time as Purchaser pays Seller the sum of Twenty-Seven Thousand (\$27,000.00) Dollars that Seller will continue to make the monthly payments owed to Bankers Mortgage Corporation in the monthly amount of \$ 230.32, principal and interest, plus insurance and tax escrows. At the request of Purchaser, Seller hereby agrees to furnish Purchaser with proof each month that said payments are current.

(b) Only until such time as Purchaser pays Seller the aforesaid sum of Twenty-Seven Thousand (\$27,000.00) Dollars, Purchaser to pay Seller the amount of Four Hundred Sixty-Six (\$466.00) Dollars per month beginning July 1, 1981 of which Two Hundred (\$200.00) Dollars per month is interest on the aforesaid Twenty-Seven Thousand (\$27,000.00) Dollars indebtedness.

3. Seller agrees to, simultaneous with the execution of this Contract, at Sellers expense, execute and deliver to Purchaser's attorney, Peter J. Sasso, Jr., a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower renounced, free and clear of all liens and encumbrances of every nature except for the aforesaid mortgage to Bankers Mortgage Corporation, and rights of way and easements for utility purposes, subdivision restrictions and current year taxes. Purchaser shall have the privilege to immediately record said deed or to hold said deed and record the same at some subsequent date provided, Purchaser

0 3 8 0

4328 RV-2