

event Purchaser elects to prepay sums due as aforesaid, Seller shall have the option of receiving payment in amounts determined by him over two (2) calendar years.

3. The closing of this transaction shall be held upon payment in full of the sums stated in Paragraph 2. (a) above at such time and place as may be mutually agreed upon, but if not sooner held the closing shall be held at 11:00 a.m. on November 30, 1984, at the offices of Thomas, Rushing, Goldsmith and Folks, 102 South Catawba Street, Lancaster, South Carolina, provided all payments have been made as herein set forth.

Time is of the essence in the closing of this transaction and in the making of payments as herein provided.

4. At the closing, Seller shall deliver to Purchaser their general warranty deed conveying indefeasible, marketable, fee simple title to the Property to Purchaser or to such person or persons as Purchaser may direct free and clear of all encumbrances. Seller shall pay for all taxes and documentary stamps required with respect to the Deed and shall pay for the preparation of the Deed. At the closing, Seller shall furnish to Purchaser an Affidavit warranting that the Property is free from all liens or claims of lien of laborers or materialmen. Seller shall pay any realtor commissions due by reason of sale of the Property. Attorney's fee for title examination and other services to Purchaser shall be paid by Purchaser.

5. During the interval between the date of complete execution of this instrument and the closing: (a) Purchaser shall provide for fire insurance and extended coverage on the Property in amounts acceptable to Seller; the cost for such insurance coverage shall be paid directly by the Purchaser without contribution from Seller; (b) Taxes for the year 1982 shall be prorated between the parties as of September 1, 1982; taxes for subsequent years shall be paid directly by the Purchaser without contribution from Seller; (c) Utilities and maintenance expenses of the Property shall be paid by Purchaser.

6. Possession of the Property has been delivered to Purchaser or will be delivered upon the complete execution hereof, and shall continue until the closing

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