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qualified attorney who shall make a preliminary report to the Purchasers. Should the title be defective, Purchasers shall have the option of taking such title as the Sellers may have, or of securing a refund of the option money.

8. The deed from the Seller to the Purchasers shall be in the form customarily used to transfer real property in the State of South Carolina, and shall convey the subject property by deed and in fee simple, with general warranty.

9. It is agreed that all taxes upon the real estate levied or to be levied for the year 1983 will be prorated to the date of delivery of the deed. Sellers will pay for the documentary stamps on the deed.

10. The closing will be held at the office of Purchasers' attorney, and Sellers will be furnished due notice of the time and place of closing.

11. Occupancy will be given to the Purchasers immediately following the closing, but in the meantime the Purchasers, or their agents, may go upon the premises for the purpose of making survey and inspection.

12. The parties further agree that the option money, in the amount of Five Hundred and 00/100 (\$500.00) Dollars, above referred to, shall be forfeited to Sellers in full liquidation of Purchasers' liability to Sellers hereunder should default be made in the payment of the balance of the purchase price upon the terms and conditions above set forth, but will be refunded to Purchasers in the event of default on the part of the Sellers or in the event Sellers are unable to deliver good and marketable title, subject to the provisions hereof. Purchasers shall have the right to an action for specific performance and for damages should Sellers default.

13. The parties further covenant and agree that this written instrument expresses the entire agreement between the parties; that there is no other agreement, oral or otherwise, varying or modifying the terms of this agreement, and that this agreement is binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

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