

The Buyer further agrees to pay all taxes on the real estate in question for the current year on a pro-rated basis, at such time as the bill thereof is rendered by the taxing authorities of Greenville County, South Carolina. Thereafter, the Buyer agrees to pay all real estate taxes thereon as they become due and payable.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract. and in the event of thirty (30) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller, all rights and interest of the Buyer, under this Agreement, may thereupon be declared terminated by the Seller, and in such event, all monies paid by the Buyer as rental or liquidated damages of said property, and said contract shall thereafter be canceled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This Contract may not be assigned, set over, conveyed or transferred in any manner or by any means.

This Contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of his inspection, and the agreement herein contained, and no upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Bond for Title shall embody the entire agreement between the Seller and the Buyer relative to the property described herein. The Buyer agrees to take the property in its present condition.

The Buyer expressly agrees to hold the Seller harmless from any and all liability for any and all damages that be sustained on the premises.

It is further agreed between the parties hereto that the within Contract is contingent upon the within property being re-zoned for light commercial use.

K.E.W.  
2

(CONTINUED ON NEXT PAGE)

5  
2  
9  
9

1328-RV-21