STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT

THIS AGREEMENT is made this 13 day of January, 1978, at

Greenville, South Carolina, by STANDARD TEXTILE MILLS, INC., herein
T.+B. Associates, A Partneyship

after referred to as "Seller" and DIGA Corporation, hereinafter

referred to as "Purchaser".

In consideration of the covenants and agreements of the respective parties, as hereinafter set forth, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase and take from Seller, the real property situated in the County of Greenville, State of South Carolina, and particularly described in Exhibit "A" attached, together with all improvements thereon and appurtenances thereto.

Transfer to Purchaser shall include all right, title and interest of Seller in and to all streets, alleys, roads and avenues adjoining the real property and all right of way rights adjacent to said property.

The following terms, provisions, and conditions are further agreed to:

- 1. The purchase price for the property is $^{
 m F}$ ifty Thousand and No/100 (\$50,000.00) Dollars, payable as follows: Cash at closing.
- 2. (a) Conveyance of title to property shall be by limited warranty deed, executed by Seller accompanied by duly certified resolution of the board of directors of Seller, authorizing such conveyance to Purchaser. Title to be conveyed shall be good and marketable, subject only to 1978 taxes.
 - (b) The sale is specifically subject to:

(1) A survey run which shows the land for sale to be as per attached Exhibit "A"; expense of such survey to be born by Purchaser.

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