

(a) \$5,000.00 payable herewith, the receipt whereof is hereby acknowledged.

(b) \$861.02 six months from date together with interest thereon from date at the rate of eight per cent (8%) per annum, interest payable at maturity. Payment of this amount shall be made to Quentin O. Ball, Ball Realty Company, 3305 Augusta Road, Greenville, S.C.

(c) \$19,838.98 by the Purchaser assuming and paying the balance of the Sellers' mortgage in that amount at Fidelity Federal Savings & Loan Association, which mortgage provides for regular monthly payments and is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1104, at page 73. This payment shall be made directly to Fidelity Federal Savings & Loan Association, 102 South Main Street, Greenville, S.C., beginning with the payment due for August, 1970.

The Purchaser shall have such privilege of anticipation as may be provided in said note and mortgage and Purchaser agree to comply with and fulfill all terms of said note and mortgage and agree to indemnify and hold harmless the Sellers from any liability thereunder.

It is understood and agreed that the Purchaser will pay all taxes and assessments accruing upon said property from and after the date of this contract and will maintain fire and extended coverage insurance upon said premises in such amounts as shall be required by Fidelity Federal Savings & Loan Association.