

all or any of said insurance premiums agreed herein to be paid by the Purchasers and obtain such insurance, and be reimbursed by the Purchasers for the cost of said premiums for insurance, together with interest thereon from the date of payment until reimbursement, at the rate of eight (8%) per cent per annum.

The Purchasers covenant and agree that they will not commit, or suffer any other person to commit, any waste or damages to the premises or to the appurtenances thereto and will keep the premises and all improvements thereon in as good condition as they are now at their own expense, normal wear and tear excepted, until this contract shall be fully performed by the Purchasers. In connection herewith, it is agreed that all improvements, additions, changes, and demolitions on the subject premises must be consented to in writing by the Sellers; excluding, however, normal maintenance and repairs to existing facilities.

It is further understood and agreed that the Sellers shall continue to meet their obligations under those two certain mortgages executed in favor of the Greer Federal Savings & Loan Association, Greer, South Carolina, recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 862 at page 493 and REM Book 879 at page 256, the terms of which are incorporated herein by reference; provided, however, that should the Sellers become in default in any payments of principal and interest set forth in the two certain mortgages, hereinabove referred to, the Purchasers may, at their option, cure such defaults by making the

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