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written notice to the Lessors no later than
March 15, 1981.

- B: The sales price shall be the sum of Forty Four Thousand (\$44,000.00) Dollars. At closing, the Lessee shall pay to the Lessors a sum of not more than Twelve Thousand (\$12,000.00) Dollars, with the balance payable in sixty (60) equal consecutive monthly installments of interest (at the rate of Twelve (12%) percent per year) and principal, applied first to interest and the balance to principal, beginning on the first day of the month following closing and on the first day of each month thereafter until fully paid. After the first year after closing, the Lessee shall have the right to prepay any part or all of the balance of the sales price remaining due without penalty. The Lessee shall execute and deliver to the Lessors at closing on forms in usual use in Greenville, South Carolina, his promissory note incorporating those provisions, with standard provisions in the event of default, secured by a first mortgage upon the leased premises.
- C. Title to the leased premises shall be conveyed by the Lessors to the Lessee in fee simple, subject to such zoning ordinances, building restrictions, easements, and rights-of-way affecting the property; by general warranty deed at closing. Property taxes shall be prorated at closing.
- D. Closing shall take place no later than thirty (30) days after the exercise of the option at the office of the Lessors' lawyer.
- E. If not exercised as herein provided or if after exercise the Lessee shall not comply with the

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