

- 5. All personal property listed above is included in the Sale Price and shall be transferred by BILL OF SALE, free and clear of all encumbrances or liens at closing.
- 6. In case the property herein referred to is destroyed wholly or partially by fire or other casualty, purchaser shall have the option for 10 days thereafter of proceeding with the terms of this contract, with an agreed adjustment in the purchase price, or of terminating this agreement and being repaid all amounts paid hereunder.
- 7. It is expressly agreed that upon the event of any default or failure on the part of the purchaser, to comply with the terms and conditions of this contract, that escrow is to be paid to the seller as full liquidated damages. Upon default by the seller to perform under this agreement, all deposits shall be returned to purchaser on demand, and purchaser shall not thereby waive any right or remedy he may have because of such refusal. Further, purchaser shall be reimbursed by the seller for his reasonable expenses of title examination, credit report, and appraisal fees.
- 8. It is understood and agreed to by all parties that John T. Douglas Jr. is a Registered Real Estate Broker in the State of South Carolina, purchasing this property in his investment account for a profit and that there is no listing either written, oral, implied, or expressed between the Buyer and the Seller. Furthermore, Seller shall have no liability for a commission or fee to Buyer, his representatives, heirs or assign, as a result of this transaction.
- 9. The terms and conditions of this contract are to apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties.
- 10. Seller to allow purchaser right to advertise and show property to prospective tenants after contract is accepted and before date of closing.
- 11. Additional Terms and Conditions: Seller's wife execute and deliver her renunciation of dower at time of closing.

The undersigned sellers have read, fully understand and verify the above information as being correct and hereby offers to sell said property to the purchaser on the terms and conditions as stated.

Robert L. Edwards                      Donnie R. Harper  
 Witness for Seller                      Seller

Witness for Seller

Helen P. Haulden                      [Signature]  
 Witness for Purchaser                      Purchaser

PROBATE

State of South Carolina  
County of Greenville

Personally appeared the undersigned witnesses, and made oath that (s)he saw the within named above grantor(s) <sup>in grantee's</sup> sign and seal and as the grantor(s) act and deed and deliver the within/written Offer to Sell Property with Acceptance and that (s)he with the other witnesses subscribed above, witnessed the execution thereof.

Sworn to before me this 6th day of Aug, 1981

Helen P. Haulden                      Robert L. Edwards  
 notary public                      SEAL

My Commission expires My Commission Expires September 18, 1990

RECORDED **AUG 11 1981**

at 4:14 P.M.

3570

Filed for record in the office of  
 the R. M. C. for Greenville  
 county, S. C. at 4:14 o'clock  
 P. M. Aug. 11, 19 81  
 and recorded in Deed Book  
 1153 at page 406  
 R. M. C. for G. Co. S. C.

AUG 11 1981

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