

- 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 _____ 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: _____

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.

_____ Witness for Seller
 _____ Seller
 _____ Witness for Seller
 _____ Witness for Purchaser
 _____ Witness for Purchaser
 _____ Purchaser

STATE OF SOUTH CAROLINA)
)
) PROBATE
)
 COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that she saw the within named buyer and sellers sign, seal and as their act and deed deliver the within contract and that she, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st. day of May, 1982.

_____ Wanda E. Timms
 _____ (SEAL)
 Notary Public for South Carolina
 My Commission expires: 4/13/91

RECORDED JUN 1 1982
 at 2:31 P.M.

JUN 1 1982
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