

2. Purchase Price. The total purchase price for the above described property is Ninety Thousand (\$90,000.00) Dollars which the Purchasers hereby covenant and agree to pay unto the Seller as follows:

(a) Ten Thousand (\$10,000.00) Dollars ^{which was paid on or} ~~about~~ ~~December 15, 1980,~~ ~~this document,~~ ~~the receipt~~ ~~of which is hereby acknowledged by~~ Seller. ~~the receipt of which is hereby acknowledged by~~ ~~Seller.~~

(b) Five Thousand (\$5,000.00) Dollars at no interest to be paid in full to Seller on or before December 15, 1981.

(c) In addition, Purchasers shall pay Seller the sum of Seventy Five Thousand (\$75,000.00) Dollars payable in full on or before April 15, 1982 with interest from December 1, 1980 at the rate of ten (10%) per cent per annum, said interest to be computed and paid monthly in the amount of Six Hundred Twenty Five (\$625.00) Dollars until paid in full. Said monthly payments of interest shall be due on the 1st day of each month in advance. Purchasers reserve the right to prepayment without penalty concerning the aforesaid obligations.

Seller hereby agrees to continue paying those mortgage payments on that mortgage encumbering the subject property to Clara B. Hewell, said mortgage being recorded on April 16, 1980, in Mortgage Book 1500 at Page 883 in the RMC Office for Greenville County, S.C., and being in the original amount of Ninety-Seven Thousand Five Hundred (\$97,500.00) Dollars and to obtain a release of the subject property from said mortgage upon full payment of the purchase price as hereinabove set forth. At the request of Purchasers, Seller hereby agrees to furnish Purchasers with proof each month that said payments have been made.

3. Seller agrees to, simultaneous with the execution of this Contract, at Sellers expense, execute and deliver to Purchaser's attorney, Peter J. Sasso, Jr., a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision