

deed with documentary transfer tax stamps affixed conveying good marketable fee simple title to the subject property free and clear of all liens and encumbrances except Greenville County taxes not past due. The property taxes shall be prorated between the Purchaser and the Sellers as of the date of closing. Possession of the property shall be delivered to the Purchaser at the time of closing.

4. The closing of the transaction shall be at 10:00 A.M. on the thirtieth (30th) day after the Sellers have notified the Purchaser that Sellers are in position to convey title as provided in Paragraph 3 above. The closing shall be at the offices of the Purchaser's attorney in Greenville, South Carolina, or at such other place or time as shall be mutually agreeable to the parties.

5. The Sellers agree to proceed in good faith and with due diligence to obtain clear title to the subject property so that they may convey same to the Purchaser as provided in Paragraph 3 above. In the event the Sellers have not obtained clear title to the property within five (5) years after the date of this contract, the Purchaser, at its option, may declare the contract null and void in which event the Five Hundred Dollars (\$500.00) earnest money shall be returned to the Purchaser; or the Purchaser may demand specific performance in which event the Sellers shall convey, grant, assign and deliver to the Purchaser such right, title and interest as the Sellers may have in and to

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