

(a) \$40,002.60<sup>upon</sup> the execution of this contract (including \$500.00 binder previously paid), the receipt whereof is hereby acknowledged by Seller.

(b) The sum of \$24,484.35 per year for a period of four years, said payments being due on the 3rd of January in calendar years 1975, 1976, 1977 and 1978, plus interest at the rate of eight percent per annum on the outstanding balance due on each year's payment. Interest for the first year will be paid in two installments, the first installment being due six months from the date hereof, and the second such installment being due on the date of the first payment of principal in 1975.

2. Buyers shall pay, before they become delinquent, all installments of principal and interest of any improvement liens against said property not delinquent at the date hereof; and all taxes and assessments on said property levied subsequent to the December 31, 1973.

3. If Buyers fail to pay any such taxes, charges, assessments, or fail to pay any amount due upon or fail to perform any condition or covenant of this Contract, before the same shall become delinquent, Sellers shall have the right to pay or procure the same, together with necessary costs and legal fees, and the amount so advanced in such repayment thereof shall be secured hereby and shall be repaid to Sellers by Buyers on demand, together with interest thereon at the rate of eight percent per annum from the date advanced by Sellers until repaid, and any payment so made by Sellers shall be prima facie evidence of the necessity thereof.

4. The Deed of Sellers conveying the herein described property to Buyer, subject to liens, encumbrances, reservations, restrictions, and exceptions of record affecting the title to said property, has been delivered in escrow with Love, Thornton, Arnold & Thomason, Greenville, South Carolina (hereinafter called "Escrow Agent") and shall, as provided by escrow instructions given to the Escrow Agent, be delivered to Buyer upon fulfillment of Buyer's obligation to Seller under the terms of this Contract. By said Deed Sellers agree to convey good and marketable fee simple title to the premises described

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