

therein.

5. Buyers may enter into possession of said property and continue in such possession for and during the life of this agreement and shall have the right to make any improvements to said property which they may choose to make. Buyers agree to maintain said premises and all improvements thereon in good repair, to permit no waste thereof, and to take the same care thereof that a prudent owner would take.

6. Sellers agree that they will, at any time and from time to time during the term of this Contract, convey by warranty deed to the Buyer, and thereby release from the provisions of this Contract, all or any portion of the property which may be requested for such release by Buyer, upon receiving from the Buyer substitute security or collateral to secure the balance of principal and interest due on the purchase price set forth in this Contract in a form and in an amount which are satisfactory to the Sellers' provided, Sellers will accept and approve substitute security in the form of a Letter of Credit drawn on the Citizens & Southern National Bank, Greenville, South Carolina, in a form substantially identical to Exhibit A attached hereto and made a part hereof; and further provided, in the event the Buyer proposes and presents substitute security in some form other than said Letter of Credit, and said other form of substitute security adequately secures the payment of the balance due for the purchase price of the property without endangering the installment tax treatment of this sale by the Sellers, then the Sellers will not unreasonably withhold their consent and acceptance of such substitute security. Upon the presentation of substitute security which complies with the provisions of this paragraph, Sellers will convey to Buyer the appropriate portion (or all) of the property, by executing in proper form a warranty deed or deeds; and if Buyers shall request the release and conveyance of all of said property in one increment, and provide appropriate substitute security as provided herein, then the Escrow Agent shall be instructed by Sellers to deliver the aforesaid Deed held in escrow by him to the Buyer, or the Buyers, designees or assigns, to be

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