

-4-

Upon closing the deposit hereinabove referred to shall be applied to the purchase price and the balance of the purchase price in the amount of Eighteen Thousand Dollars (\$18,000.00) shall be paid by Purchaser and the deed herein referred to shall be executed and delivered by the Seller.

- 11) Possession of said premises will be given Purchaser on date of closing.
- 12) Except as specifically set forth herein, the Purchaser agrees to pay all closing costs.
- 13) The deed to be furnished by the Seller shall be on Purchaser's standard South Carolina timber deed form with the incorporation of such provisions as are necessary to include the obligations of the parties as set forth in this agreement and with a wet weather clause.
- 14) It is understood and agreed that upon the closing of this transaction or in accordance with the provisions of Item 9, a commission in the amount of 10% of the Purchase Price shall be paid to Winegard Realty and Development Co., Inc. by the Seller. Said commission shall constitute a lien on the above described property subordinate and junior to the right of the Purchaser to cut and remove the timber which is the subject of this agreement.
- 15) This agreement expresses the entire agreement between the parties and shall be enforceable by specific performance and shall be binding upon both parties, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto caused this instrument to be executed the day and year first above mentioned.

In the Presence of:

A & R ASSOCIATES, INC. (LS)

Stanford A. Morris
Carl E. Reid

By: Carl E. Reid
Carl E. Reid, President

Edna H. Davis
Mildred Murphy

CHAMPION INTERNATIONAL CORPORATION (LS)

By: E. D. Powell

Attest _____

