

EXPENSES
OF SALE

8. The expenses of this transaction shall be paid as follows:

(a) The Seller shall pay for:

(b) The Buyer shall pay for: Lot - C - one acres of land.

\$3500.00 in payments of \$40.00 per month for
95 months, beginning on May 1st, 1990 Payable by
June 1st, 1999.

CLOSING
DATE

9. The closing shall take place on June 1st, 197 90,
at _____ a.m./p.m. at the offices of _____
South Carolina. At this closing, the Seller shall deliver the deed and shall relinquish possession of the
property to the Buyer upon the Buyer's compliance with the terms and conditions hereof and the
Escrow Agent shall pay the earnest money to the Seller. It is expressly provided that time is of the
essence of this Agreement.

SELLER'S
DEFAULT

10. If the Seller shall be unable to convey title, in accordance with the terms of this agreement,
the sole obligation of the Seller shall be to reimburse the Buyer for the cost of title examination and the
sole obligation of the Escrow Agent shall be to refund the Buyer's earnest money paid hereunder. Upon
the making of such refund and reimbursement, this agreement shall wholly cease and terminate and
neither party shall have any further claim against the other by reason of this agreement. The Seller shall
not be required to bring any action or proceeding or otherwise to incur any expense to render the title to
the property marketable. The Buyer may, nevertheless, accept such title as the Seller may be able to
convey, without reduction of the purchase price or any credit or allowance against the same and without
any other liability on the part of the Seller. The acceptance of a deed by the Buyer shall be deemed to be
a full performance and discharge of every agreement and obligation on the part of the Seller to be
performed pursuant to the provisions of this Agreement. The term "cost of title examination" is defined,
for the purposes of this Agreement, as the expense actually incurred by the Buyer for title examination,
in no event, however, to exceed the amount customarily charged by local attorneys for comparable title
examinations. If a Title Insurance Company, which is a member of the American Land Title Association,
will issue a binder to issue an owner's title insurance policy insuring the title to the property in the
amount equal to the purchase price which owner's title insurance policy will have as exceptions only
those as are herein agreed to under Paragraph 3 hereof, the Seller shall be deemed to be able to convey
fee simple title.

BUYER'S
DEFAULT

11. If the Buyer shall default under this agreement, the Seller shall have the option of suing for
damages or specific performance or of terminating this contract, if the Seller shall elect to terminate this
contract, then the Escrow Agent shall pay one-half of the amount paid as earnest money to the Broker
named in Paragraph (6) hereof, not to exceed, however, the commission due such Broker and the
remaining balance of the earnest money shall be paid to the Seller by the Escrow Agent. Payment of the
earnest money as herein provided shall constitute liquidated damages.