

1145-783

10] Possession of said premises shall be had by the Buyer on the 30th day of March, 1981, except that the Owner shall not be required to vacate that area presently being operated by him for the sale of sundries under the name of "The Party Shop" until April 1, 1981, and with respect to that portion of the building constituting the Northwesternmost corner presently occupied by a Tenant to wit, Roger Beebe, d/b/a, R&R Red Carpet Wine and Liquor Shop, said Tenant shall continue in occupancy until June 15, 1981 and Owner shall be entitled to retain and receive rentals therefrom due on the 15th day of March and of April.

11] Buyer expressly represents and warrants that it is a lawful Partnership organized and existing under the laws of South Carolina and is comprised of the following as partners: Sam A. Fortson, III, Sara K. Massey, Frank W. Leake, and Paul Noe, and that Sam A. Fortson, III has full power and authority under the said Partnership Agreement to execute this Agreement in behalf of said partnership. Further, that all notices which may be required under this Agreement may be addressed by letter to said Partnership at Post Office Box 17191, Greenville, SC, 29606 and that said address may be used by the Owner for all purposes in conjunction herewith unless he is subsequently notified in writing of a change of address.

12] With respect to City and County property taxes due by Owner for the year 1981, Buyer shall pay these when due and shall receive a credit for the Owner's prorata share thereof for the months of January, February and fifteen days for the month of March.

13] The parties hereto do bind themselves, their heirs, executors, administrators and assigns to full and complete performance of all of the conditions and covenants of this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands and seals in duplicate this day and year first above written.

P. BRADLEY MURRAY, JR.
ATTORNEY AT LAW
GREENVILLE, S.C.
GREENVILLE, S.C.

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