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STATE OF SOUTH CAROLINA)
) CLERK OF COURTS)
) GREENVILLE)
) R.M.C.)
 COUNTY OF GREENVILLE) CONTRACT

KNOW ALL MEN BY THESE PRESENTS that Hughes Real Estate Company and Cedar Lane Gardens, the owners of a tract of land comprising 4.43 acres, more or less, located at the northeast intersection of Grove Road and Simpson Street, near the City of Greenville, South Carolina, and plat of which is attached to this contract and incorporated herein as Exhibit A, agree to sell, and Greenville County Chapter American National Red Cross agrees to buy the property described below for a consideration of Forty-three Thousand Eight Hundred and Sixty-nine and 77/100 Dollars (\$43,869.77), which is to be paid Twenty-three Thousand, Eight Hundred, and Sixty-nine and 77/100 Dollars (\$23,869.77) in cash at the time of closing of the transaction, and the balance in five (5) equal annual installments of Four Thousand Dollars (\$4,000.00) each, payable August 1 of each year hereafter until paid in full, bearing interest at five and one-half percent (5-1/2%) to be computed and paid annually, with the full privilege to anticipate or prepay the unpaid balance or any part thereof at any time without penalty. The unpaid balance is to be secured by a purchase money mortgage on the property described below.

The sellers agree to deliver a good, fee simple title to such property evidenced by a warranty deed, subject to no liens or encumbrances except that along the western edge of the property there shall be an easement for a fifty (50) foot street as shown on the plat attached hereto, and subject to the following restrictions: (Similar restrictions will be imposed by seller on the remaining eight acres in this block.)

- (1) The above described property will not on or before October 18, 1997 be rented, occupied, or otherwise used for the operation or conduct of a variety store, junior department store, cut rate store, or discount store. The term "variety store" and "junior department store" shall mean stores doing business similar in type to that now in stores operated by S. S. Kresge Company and shall include but without in any way being limited to, the following stores: F. W. Woolworth Co., Neisnee Brothers, Inc., W. T. Grant Company,
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