

City of Greenville, County of Greenville, State of South Carolina, and being the identical properties conveyed to the Seller's Testate herein by deeds of Jerry H. Dean dated August 29, 1967, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 827, at page 245 and Deed Book 827, at page 246, respectively.

Conveyance to be made by fee simple, general warranty deed, with all required documentary stamps affixed thereto, free and clear of all liens and encumbrances (except as noted herein) when the full purchase price is paid or secured to be paid as hereinabove provided.

Closing date and possession: On or before July 1, 1970.

The Seller will transfer to the Purchaser the escrow account and existing insurance policy. In turn, the Purchaser will be responsible for the entire 1970 taxes.

The Seller will furnish a certificate that the house is free of termites or if present that Seller will pay for cost of treatment.

Remarks: Anything contained herein to the contrary notwithstanding it is expressly understood and agreed that the within contract is made subject to and contingent upon the satisfactory completion of administration of the estate of C. M. Craft, deceased, (Seller having inherited the subject premises as the sole heir at law of the said C. M. Craft, deceased) and the Seller having, in the opinion of Haynsworth, Perry, Bryant, Marion & Johnstone, a good marketable fee simple title in and to the subject premises and the authority necessary to make conveyance thereof to Purchaser; furthermore, in the event completion of administration of said estate is not accomplished on or before July 1,

(Continued on Next Page)