

the right to immediately declare this Contract null and void and have same cancelled of record in the RMC Office for Greenville County, and further the Seller shall have the right to retain any payments made by the Purchaser under this Contract as rent and liquidated damages. If the said Contract should be declared null and void by the Seller for failure of the Purchaser to make payments as set forth in this Contract, the Purchaser hereby agrees that upon notice from the Seller he will immediately vacate the premises hereinabove described and return same in the same condition he received said property subject only to normal wear and tear.

6. The Purchaser agrees that during the term of this Contract he will secure fire and extended coverage insurance in an amount not less than \$13,000.00 and will have said policy issued jointly to the Purchaser and the Seller as their interest may appear and have said original policy delivered to the Seller for her to keep. The Purchaser upon the signing of this Contract accepts the above described property with improvements thereon as is and agrees to maintain same in good condition during the period of this Contract, subject only to normal wear and tear. Any improvements placed on this property during the term of this Contract shall be the sole responsibility of the Purchaser as well as any other bills for utilities, etc. which may arise from the use of the premises by the Purchaser.

7. The Purchaser further agrees to hold and save harmless the Seller from any liability which may occur to either the Purchaser or the Seller during the term of this Contract, in connection with the use of the premises known as 128 Buist Avenue, Greenville, South Carolina.

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