

applied first to interest at eight (8%) per cent and then to principal. The entire unpaid balance shall be paid in full on or before April 1, 1974.

The sellers shall be entitled to a deed to the property, and shall give a purchase money mortgage securing the balance then due upon the same terms as set out in this contract, not sooner than six (6) months from date, provided that all payments are then current.

The buyers shall pay the taxes on the property pro-rata for the year 1972 and thereafter in full.

The buyers, at their expense, shall at all times maintain fire and extended coverage insurance, insuring the premises in an amount not less than the balance due on the contract, and the seller's name shall appear as having a security interest in the property.

It is understood that the sellers are purchasing the premises as is, and that no warranties or representations are made concerning the fitness of the premises for use as a Church or for any other purpose, it being expressly understood that the premises are in a state of disrepair and have been condemned by the City of Greenville.

It is further understood that all duty to comply with any provisions of the Greenville Building Code shall rest on the buyers and not on the seller.

The buyers shall be entitled to immediate possession of the premises and are in possession thereof as of the date of the signing of this instrument.

If any monthly payment is not made within fifteen (15) days after the same shall become due the seller, at his option, may declare the entire remaining balance due and payable in full and may proceed to collect the same by foreclosure action, with deficiency judgment if he so elects, together with reasonable attorney's fees and taxable costs.

The buyers have the privilege to anticipate payment in any amount at any time, but in no event shall be entitled to a deed sooner than six (6) months from date.

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