

Bruce agrees to apply for a loan of at least Forty Thousand Dollars (\$40,000.00). Upon payment of the loan funds received as provided herein, the real estate mortgage given by Bruce to Styles, as security for the note shall be marked satisfied and paid in full.

(4) Styles, at his own expense shall make repairs and renovations on the property to be conveyed to Bruce of such type and nature as Bruce may require; provided, however, that the costs of such repairs shall not exceed Ten Thousand Dollars (\$10,000.00).

(5) The total sales price of the properties to be conveyed by Brummer and Auten to Styles shall be Ninety-Five Thousand Dollars (\$95,000.00), payable by delivery at closing of the sum of Forty Thousand Dollars (\$40,000.00) cash, less the earnest money consideration paid, with the signing of this agreement which shall be applied as part payment of the amount then due, and assignment, without recourse, by Styles to Brummer and Auten of the promissory note and purchase money mortgage in the sum of Fifty-Five Thousand Dollars (\$55,000.00) to be executed and delivered by Bruce to Styles. Brummer and Auten agree to accept assignment of said instruments and the indebtedness represented thereby on the terms and conditions herein provided.

(6) As a part of the consideration granted herein, it is agreed that for a period of two (2) years following the date of delivery by Brummer and Auten to Styles of a general warranty deed conveying to Styles their interest in the property located on S. C. Highway 291, Bruce shall have an option to purchase from Styles, his undivided one-third (1/3) interest at a purchase price equal to Two Hundred Ten Dollars (\$210.00) per front foot, based upon at least 2000 front feet in the tract. In the event of exercise of his option, Bruce shall give notice of his intention to do so in writing to Styles at any time within thirty (30) days prior to the expiration of such option. In the event the option is exercised, Styles shall convey to Bruce or his assigns, by general warranty deed, good fee simple title to said property, subject only to the encumbrances, easements, restrictions and rights of way as are contained thereon. Property taxes shall be pro-rated at closing and documentary stamps on the deed shall be paid by Styles.

(7) In the respective transactions herein provided, property taxes and any insurance on the properties conveyed for the year 1971, will be pro-rated between the parties as of the date of closing, or the purchaser or purchasers may cancel any insurance policy thereon in which event the seller or sellers will be entitled to any insurance rebates then due. The respective sellers will be obligated for delivery, at his or their expense, general warranty deeds with documentary stamps affixed, free and clear of liens and encumbrances except presently recorded easements, restrictions, and rights of way on the property according to the applicable records of Greenville County.