

in favor of First Federal Savings & Loan Association of Greenville, South Carolina. The Purchaser shall further, upon receipt of title to real estate execute and deliver unto the Seller a second note and mortgage covering the above described property which note and mortgage shall be in an amount equal to the difference between the sales price balance according to this contract and the balance of the mortgage due First Federal Savings & Loan Association. Said second note and mortgage shall provide that the Purchaser shall pay to the Seller the sum of \$650.00 per month with interest thereon at the rate of (8½%) per cent per annum to be computed and paid monthly, with payment applied first to interest and balance to principal.

The first payment on said second note and mortgage shall commence on February 1, 1979, and the remaining payments shall be due on the first day of each month thereafter until paid in full. Said note to further provide the usual terms and conditions of a promissory note, including the usual default penalties and options which would include, but not be limited to, an attorney fee in the event the note were placed in the hands of an attorney for collection.

It is hereby warranted and represented that the Seller presently has a mortgage loan covering the above described property with First Federal Savings & Loan Association of Greenville, South Carolina, and the balance of said mortgage loan as of June 1, 1973, will be \$220,952.85. The Seller further warrants and represents that he shall make monthly payments so as to keep the First Federal Savings & Loan Association mortgage current, and said payments total \$2,039.40 per month. Seller further agrees to provide the Purchaser with proof of monthly payment throughout the term of this agreement.

It is further understood by and between the parties hereto that the Purchaser shall take possession of the premises described hereinabove on June 1, 1973, and as of that date the taxes on said property shall be prorated; and, further, the Purchaser shall collect all rents from the property as of June 1, 1973.

It is warranted by the Seller that during the term of this Agreement, up until the time title to the property is transferred to the Purchaser, that the interest rate presently paid by the Seller to First Federal Savings

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