

limited to the following:

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A. Receiving from the Buyer annual mortgage installments and forwarding same to Carolyn B. Griggs, the holder of a first mortgage on the property to be conveyed to the Buyer.

B. Collecting from all parties and paying all Greenville County property taxes, assessments and rents as the same shall be due, in accordance with the terms of the basic contract.

All terms contained in said contract relating to default and notice are particularly incorporated herein by reference. Buyer and Sellers agree that the Escrow Agent assumes no liability for and is expressly released from any claim or claims in connection with its reception, retention and delivery of any sums delivered to him hereunder except to account for payments made thereon, and do further agree to hold the Escrow Agent harmless from any expenses or other amount which he may be required to pay as legal expenses due to any litigation or controversy that may arise in connection herewith.

No liability will be incurred by the escrow agent if any dispute or question arises as to the construction of the underlying real estate sales contract, or any other documents connected with the transaction here involved if said agent acts in accordance with the instructions contained in this agreement.

No rescission of this Escrow Agreement or modification of its terms or any notice or demand shall be of any effect without the written consent of both the Buyer and the Sellers. Unless otherwise sooner terminated, this Escrow Agreement shall terminate and be of no further force and effect following the final payment by Buyer to Sellers under purchase money mortgage in the principal amount of \$97,250.00, yet to be recorded.