

4. The purchaser is granted the right to anticipate payment of any part of the unpaid principal balance at any time without penalty.

5. Upon payment to the undersigned of the purchase monies, as above set forth, the said undersigned shall deliver to the said GEORGE E. BIEDIGER, his warranty deed as above set forth conveying to said purchaser, the title to the above described property.

6. At all times, the said GEORGE E. BIEDIGER shall keep said premises insured against loss from fire and other casualty in an amount not less than \$32,500⁰⁰ which insurance policy shall show the name of the undersigned party in interest to said insurance contract. In the event said premises are damaged by fire or other casualty during the term of this agreement to an extent of less than 50% of the fair value thereof, then said premises shall promptly be restored and repaired with the insurance proceeds accruing therefrom devoted to said purpose and with any overage being paid by the said GEORGE E. BIEDIGER. In the event of such casualty by fire or other hazard wherein said premises are damaged to an extent of more than the 50% of the fair value thereof, then said insurance proceeds shall be first applied to the liquidation of the above indebtedness with any overage accruing to the said GEORGE E. BIEDIGER and the undersigned shall promptly deliver his deed conveying the same to the purchaser.

7. During the life of this agreement, the said GEORGE E. BIEDIGER shall pay when due, all property taxes and assessments which may be assessed against the said premises. In the event the said GEORGE E. BIEDIGER should fail to pay when due either the said taxes and assessments or to keep in full force and effect the insurance policy above described, the undersigned shall at his option, have the right to insure the premises and to pay said taxes, adding the cost of the same to the amount due by the said GEORGE E. BIEDIGER under this contract or, at his election, may declare this contract terminated.

8. Should any portion of the premises covered by this agreement be condemned by any state or municipal authority, then and in such event, any award paid as result of such condemnation or settlement of said matter, shall accrue to the said JAMES B. TANKERSLEY, to be applied against the balance due under this agreement.

9. Upon the execution of this instrument, the said GEORGE E. BIEDIGER shall be able to take possession of said premises and to use the same in a reasonable manner for residential purposes only during the term of this contract, keeping the same in good repair so that in the event of default, said premises can be returned to the said JAMES B. TANKERSLEY in substantially the same condition as they are on the date of this agreement, reasonable wear and tear alone excepted. The said GEORGE E. BIEDIGER

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PAGE NO. 2

George E. Biediger
James B. Tankersley