

IT IS AGREED that Buyer may take immediate possession of the premises. Furthermore, Buyer shall immediately provide a standard fire insurance policy with extended coverage in the sum of not less than \$ 100,000⁰⁰ insuring the interest of Buyer and Seller as their interest may appear. Also real estate taxes and assessments, if any, shall be prorated as of this date with Seller paying taxes and assessments up to the date hereof and Buyer being responsible for said payments thereafter.

IT IS FURTHER AGREED as of this date that Seller shall pay the following sums to Buyer to cover the following repairs:

(1) Termite treatment, Efirds Exterminating	\$335.00
(2) Steps and Landing, Ralph Turner	418.00
(3) Roof, Ridgill Roofing	1,350.00
(4) Electrical repairs, Superior Electrical Contractors	405.00
(5) Furnace, Beamer Metal Works	90.00
(6) Plumbing, John T. Belt	202.75

TOTAL \$ 2,800.75

Buyer acknowledges receipt of the above funds and Seller shall have no further responsibility concerning said repairs and buyer accepts house in an "as is" condition.

IT IS FURTHER AGREED that Buyer will be responsible for all non-recurring closing cost with the exception of title insurance and Seller agrees to pay Buyer herewith the sum of Two Hundred Seventeen and No/100 (\$217.00) Dollars representing the cost of a mortgagee title insurance policy based on a loan of Ninety Six Thousand and No/100 (\$96,000.00) Dollars. It is also agreed that notwithstanding all matters to the contrary contained herein that this sale under bond for title is contingent upon the Seller having a good and marketable title, in fee simple, as of this date and as of date the deed is to be delivered, free and clear of all liens, encumbrances, and objection of every nature except deed restrictions recorded in Deed Vol. 168 at Page 175 and customary easements for the installation and maintenance of public utilities to serve the dwelling located on the subject property.

IT IS AGREED that at such time as the purchase price, as set out above, has been paid in full that Seller will execute and deliver to the Buyer a good and marketable title, in fee simple, to the above described property as is referred to above. Buyer may elect to have title taken in his wife's name or in any third party. At the time the purchase price is paid in full and deed delivered, the Seller shall pay a seven (7%) percent real estate commission to The Furman Company.