

IV

The property hereinabove mentioned is described as follows:

That portion of Westwood Plaza, with all improvements thereon, as shown on a survey entitled "Property of Paul W. Fulbright and Sylvia Fulbright", prepared by Freeland & Associates, Engineers, on November 2, 1977, and revised March 22, 1978, a copy of which is attached hereto as "Exhibit A", and made a part of this Agreement.

V

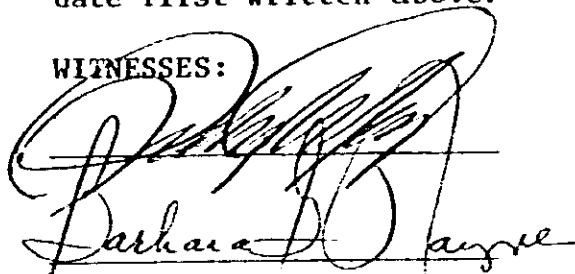
That upon the payment of the monies hereinabove provided for, the Sellers agree to convey to the Purchasers, by a good and marketable fee simple deed, the property above described, subject to such restrictions, easements, and rights of way as may appear from the records in the Greenville County Courthouse, or as may appear on the ground.

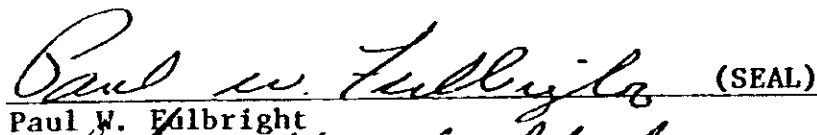
VI

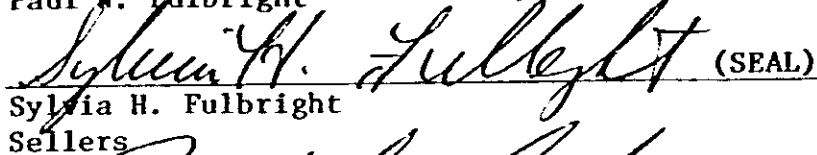
It is understood and agreed that the Purchasers are to have possession of the premises during the term of their compliance with this Agreement, and Purchasers agree to maintain property in as good condition as the same now is, reasonable wear and tear and depreciation excluded, and the Purchasers shall require only of the Sellers the use of the premises during the term of this Agreement, and should any default be made in the payments hereinabove provided, so that any payment becomes more than thirty (30) days in arrears, the monies paid under the terms hereof shall be treated as liquidated damages, and upon the payments being in arrears for thirty (30) days, the Purchasers agree to vacate the premises within thirty (30) days from the last payment made under the terms hereof.

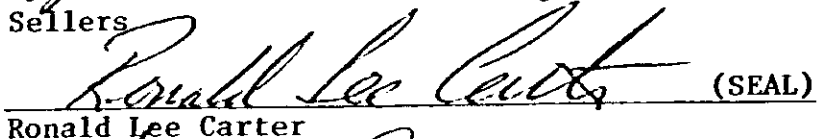
IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.

WITNESSES:


Barbara D. Payne

 (SEAL)
Paul W. Fulbright

 (SEAL)
Sylvia H. Fulbright
Sellers

 (SEAL)
Ronald Lee Carter

 (SEAL)
William J. Carter
d/b/a Bill's Restaurant
Purchasers

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