

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

ADDENDUM TO  
CONTRACT FOR SALE  
OF REAL ESTATE

WHEREAS, the undersigned Thomas G. Cross as Seller and the undersigned Richard A. Holt and Rosemary I. Holt as Purchasers have this date entered into a Contract For Sale Of Real Estate; and,

WHEREAS, Paragraph 6 of that contract requires the Seller to transfer title by a general warranty deed to the Purchasers but this cannot be accomplished at this time due to the fact that the property is presently subject to a mortgage which will not be paid in full for a further two years and the mortgagee is unwilling to release the subject premises from that mortgage,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of One and 00/100 (\$1.00) Dollar and the mutual promises and covenants contained herein the Purchasers agree to allow the Seller to substitute the following Paragraph 6 for the original Paragraph 6 contained in the contract:

6) The Seller agrees to convey the title to the Purchasers by a good warranty deed, free of liens, assessments or encumbrances of any sort which would render the title less than a marketable fee simple one as soon as the mortgage affecting these premises is paid in full or within three (3) years of the date hereof or as soon as the buyers begin to construct a permanent dwelling place on these premises, whichever event occurs first; should any defect arise during the title search, other than the mortgage noticed herein, or if any violations of zoning or building ordinances are discovered by the Purchasers, the Seller hereby agrees to remedy them in order to comply with the terms of this contract, and if he fails to do so within thirty (30) days after written notice thereof, the Purchasers shall have the option of declaring this contract null and void.

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