only to one of said equal promissory notes as mentioned
hereinabove which shall be secured by a mortgage on Exchange
property. The Owner herein agrees to assume the payment of
said promissory note and to relieve Buyer herein of any
liability with respect to said promissory note after exchange
between Owner and Buyer.

5. Buyer shall receive for the exchange property, the subject
property at an agreed value of Four Hundred Thirty Five Thousand
and no/100 Dollars ($435,000.00) subject to the then outstanding
balance of the mortgage of the owner to the Greer Federal Savings
& Loan Association, which said mortgage will be assumed by Buyer
herein and for which amount Buyer shall receive credit. Buyer shall
also receive credit for any previous payments made under this real
estate contract and any amendments thereto, including any cash payments
made to Effie Lloyd Allen Beattie for the acquisition of exchange
property, whether or not said payments were made prior to or at
closing. Buyer shall also receive credit for promissory notes given
to Beattie for the acquisition of exchange property, so long as such
promissory notes are not secured by a mortgage on exchange property
which Owner assumes, and further provided, that Buyer shall not receive
double credit for any payments made to Effie Lloyd Allen Beattie
both under that contract and upon this contract with owner, and in
addition, Buyer shall pay to Owner any cash difference necessary
so that the total of all equity in property received by Owner
plus mortgage and cash credits set forth above, shall equal
Four Hundred Thirty Five Thousand Dollars ($435,000.00). Owner
and Buyer herein, agree that on December 1, 1981, in the
event that for any reason the purchase from Beattie cannot be
consummated, that Owner will sell to Buyer the subject property
in exchange for the monies already received by Owner and the
monies already received by Beattie, assumption of the mortgage
of Owner to Greer Federal Savings & Loan plus additional cash