

1982. The Purchaser shall be responsible to pay interest on the first mortgage from and after October 9, 1981. The Purchaser acknowledges and agrees to make all payments under the terms of The South Carolina National Bank note and mortgage according to the terms thereof.

The Purchaser shall also execute in favor of the Seller a second note and mortgage in the amount of \$ 67,881.62 to bear interest at the rate of 10 % per annum on the unpaid principal balance. The second note and mortgage shall be due and payable in five (5) equal annual installments plus accrued interest commencing on January 15, 1982 and it is understood, acknowledged and agreed that interest on this note and mortgage shall begin to accrue at the date of closing on or before November 1, 1981.

3. It is understood, acknowledged and agreed that Bonaventure Partnership will execute a lease of the subject property to the Purchaser effective November 11th, 1980 and shall expire on or before the date established for closing, November 1, 1981. The Purchaser agrees to pay the sum of \$ 13,100.00 and other valuable consideration for this lease, including but not limited to upkeep of all pastures, fencing, fertilizer, lime and other soil nutrients. The \$ 13,100.00 payment shall be due and payable at the time of closing. The Purchaser further agrees to pay all real estate taxes due on the subject property for the year 1981.

4. When the annual payment due on October 9, 1981 in the amount of \$ 21,029.50 plus interest is paid by the Seller to The South Carolina National Bank, the Seller hereby understands, acknowledges and agrees that the 25 acre tract of property which the Seller has conveyed by way of Bond for Title to Terrell Leeke and Roseanne H. Leeke recorded in the R.M.C. Office for Greenville County in Deed Book 1135 at Page 407 on October 13, 1980 shall be released from the lien of said mortgage to The South Carolina National Bank under the release provisions of said mortgage.

5. Seller agrees to provide and deliver at closing to Purchaser a fee simple warranty deed with stamps duly affixed thereto.

6. Time is of the essence of this Contract and this written agreement embodies the entire agreement between the parties and shall survive the closing of this transaction.

* free and clear of all liens and encumbrances with exception of mortgage to the South Carolina National Bank referred to hereinafore

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