7. Lessees shall pay for all utilities supplied to the residence during the lease term.

8. On November 8, 1984, Lessees shall purchase and Lessor shall sell the residence (including all of the real property identified on Greenville County Tax Map 473, Block 3, Lot 3, together with all personal property attached to the premises, fixtures, equipment and appliances on the premises at the date of this Contract) for the purchase price of One Hundred Eighty-Five Thousand ($185,000) Dollars payable as follows:

1. Eighty-Five Thousand ($85,000) Dollars cash on November 8, 1984.

2. Lessor's promissory note for the balance of One Hundred Thousand ($100,000) Dollars which shall be payable in three hundred sixty (360) monthly install-ments of $1,029 each, principal and interest (at 12%), provided that Lessor may call for payment of the entire outstanding principal balance after ~~five (5)~~ ten (10) years by written notice delivered to Lessees prior to November 8, ~~1989~~ 1992 and provided further that Lessees may prepay the outstanding principal balance at any time, without penalty. The aforesaid note shall be secured by first mortgage over the premises.

9. Lessor warrants that she owns and will continue to own good and marketable fee simple title to the lot and residence, free and clear of all liens and encumbrances, which title she shall convey to Lessees at closing on November 8, 1984 by general warranty deed with all necessary documentary stamps properly affixed. Lessees shall simultaneously deliver to Lessor their mortgage securing the aforesaid One Hundred Thousand ($100,000) Dollar note, with all necessary documentary stamps properly affixed.

10. In order to secure Lessees' obligation to purchase the residence, Lessees shall deposit with Wyche, Burgess, Freeman and Parham, P.A., as Escrow Agent, the sum of Twenty Thousand ($20,000) Dollars, which sum shall be applied at Closing against the Eighty-Five Thousand ($85,000) Dollar cash payment which Lessees are obligated to make at Closing. Lessees shall be entitled to any