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be paid at the monthly rate of Two Hundred and no/100 (\$200.00) for the first twelve months, and thereafter at the monthly rate of Six Hundred and no/100 (\$600.00) Dollars until fully paid.

When satisfaction of the mortgage to Bank of Travelers Rest has been obtained, the Owners shall deliver their deed conveying title to the described property and the Purchasers shall deliver their Note and Mortgage covering the property to Owners.

4) The closing of this transaction shall take place upon the satisfaction of the mortgage given to Bank of Travelers Rest.

5) At the time of closing, the Owners will cause to be delivered to the Purchasers a properly executed deed with Documentary transfer tax stamps affixed conveying good, marketable fee simple title to the subject property, free and clear of all liens, and encumbrances except Greenville County Taxes not yet due or payable.

6) The Purchasers shall have the right to possess and occupy the property upon the signing of this document.

7) After the date of this Contract, the Purchasers shall assume the risk of loss in case of damage to or destruction of the house.

8) Greenville County property taxes shall be prorated as of the date of this Contract.

9) Pending the closing of the sale and conveyance pursuant to this Contract, the Owners covenant and agree that they will not permit any additional liens to encumber the property.

10) In the event of any default hereunder by the Owners, the Purchasers may enforce any remedies available to them at

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