

property substantially, said deed to be delivered at the time the purchase price is paid. The Seller shall surrender possession of the property unto the Purchasers simultaneously with closing but from the date of these presents until the date of closing, the Purchasers shall have the right to go upon the property and make such improvements thereon as they shall desire. The Seller reserves the right to remove the trailer now located on said property provided the same is removed on or before the date of closing. If the trailer is removed by the Seller within the time prescribed, the premises shall be left in a clean and orderly condition.

III. CLOSING.

The closing of this transaction shall be held on February 5, 1983 at the law offices of Schaefer B. Kendrick, 100 Williams Street, Greenville, South Carolina.

IV. DEFAULT.

A. Should the Purchasers default in performing their covenants hereunder without legal justification, the Seller shall be entitled to retain the earnest money of \$350.00 as liquidated damages for removing the property from the market for the period ending February 5, 1983, which shall constitute the sole remedy of the Seller.

B. In the event the Seller should default in his performance of any of his covenants contained herein without legal justification, this Contract, at the option of the Purchasers, shall either become null and void in which event the earnest money shall be returned to the Purchasers or the Purchasers may proceed with any other remedy at law or in equity available to them.

V. TAXES.

County taxes shall be prorated as of the date of closing.

VI. This Contract shall be binding upon and shall inure to the benefit of the parties hereto, their heirs and assigns, and constitutes the full and complete agreement between them and shall not be modified, amended or altered except by written memorandum of the parties.