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event shall the premises be vacated later than September 23, 1983, and the transaction closed later than September 30, 1983. Sellers agree to maintain the grounds and building in the same condition they are in as of the date of this contract and will deliver them in that condition on the date of the closing. Subject to the \$500.00 maximum set forth in Paragraph VI, Sellers agree that from the date of this contract to the date of closing, the Sellers will make such repairs to the plumbing, electrical systems, heating and air conditioning as shall be needed to have them in safe and operating condition, however, if the heating and/or air conditioning should fail during the period, replacement will not be required.

IV.

Description of the property contracted herewith to be sold:

ALL that certain piece, parcel or lot of land, with the building and improvements thereon, lying and being at the Northwesterly corner of the intersection of Edwards Road with Brittany Drive, near the City of Greenville, South Carolina, and being designated as Lot No. 38, Botany Woods, Sector I, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00, at Page 78, and being the same property conveyed to the Sellers herein by deed of Thurman P. Tyson and Elizabeth G. Tyson recorded September 10, 1973, in Deed Book 983, at Page 519.

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