

departed this life testate, leaving surviving him as his sole beneficiary his wife, Mable R. Wynn. The said Mable R. Wynn subsequently departed this life testate, leaving surviving her as her sole heirs her children, the Sellers herein. The Last Will and Testament of Mable R. Wynn is of record in the office of the Probate Court for Greenville County, South Carolina.

3. The Seller agrees to convey the above property to the Purchaser by good warranty deed, free of encumbrances, liens or assessments, upon full payment of that purchase price above, subject to existing easements, rights-of-way, restrictions and zoning ordinances, provided such do not render title unmarketable or the property unusable for the purposes intended.

4. The Purchaser shall be responsible for the payment of all property taxes accruing after January 1, 1985.

5. Both Seller and Purchaser shall be responsible for maintaining proper and adequate insurance coverage to protect their respective interests in said property until such time as title of same is transferred and conveyed to the Purchaser.

6. This transaction shall close on or before January 15, 1985, with the balance of the purchase price, i.e. the sum of Seventy Thousand (\$70,000.00) Dollars due and payable on or before said date.

7. The Seller shall be permitted to remove the following items from the premises: one (1) rose bush, one (1) azalea bush, all jonquil bulbs, two (2) cuttings from a lilac bush, and two (2) cuttings from a holly bush.

8. Possession of the premises is to be delivered to the Purchaser on or before February 15, 1985, the Seller being hereby granted thirty (30) days from the date of closing to remove themselves from the premises.

