



**The McLemore
Group**

TERMS OF AUCTION

AUCTION FOR – Mary Jo Moore

AUCTION LOCATION - Online only at www.unitedcountrycharlotte.com

AUCTION END DATE - Thursday, July 1st, 2021 at 2:00 PM (EST)

AUCTIONEER — Dan McLemore (Auctioneer) of United Country — The McLemore Group located at 107-B North Trade St.; Matthew NC has contracted with "Seller" to offer to sell at public auction certain real property.

Offering Multiple Adjacent Parcels in Rock Hill, SC

- Tax Map ID #'s — 600-17-01-011, 600-17-01-010, 600-17-01-009, 600-17-01-007, 600-17-01-005, 600-17-01-004, 600-17-01-018 & 600-17-01-003

1098, 1090, 1086, 1080, 1070, 1072, 1066 & 1064 Crawford Road Rock Hill, SC 29730

General Terms and Conditions

8% Buyer's Premium applied to final and accepted bid to arrive at Final Contract Price. Purchaser will be expected to sign a Real Estate Purchase Contract & Place an Earnest Money Deposit on July 1st. Buyer will close on or before Monday August 2nd, 2021. Sold "Subject to Seller Confirmation". Earnest Money Deposit is \$5,000.

BIDDER REGISTRATION - Register for online only auction at www.themclemoregroup.com. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem of any kind for Seller or Auctioneer. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

AGENCY DISCLOSURE — Auctioneer / Broker is acting exclusively as an agent for Seller and not as an agent for any bidder or buyer. No third-party broker / agent is acting as a subagent of Auctioneer.

COLLUSION — Bid-rigging is a federal felony punishable by imprisonment and fine. Auctioneer will report all suspected, illegal conduct to the F.B.I and cooperate with any investigation and prosecution

COPYRIGHT FOR AUCTION — The Auction is the exclusive intellectual property of Auctioneer, covered by copyright protection, and may not be recorded, reproduced, or used in any form by anyone other than Auctioneer.

DUE DILIGENCE — Seller and Auctioneer, Realtor(s), and/or Broker(s) do not attempt to provide Bidder with all the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice, inspect, and conduct due diligence on the Property, any occupancy of it, title, zoning, surrounding area, all information provided by Seller or Auctioneer, public records, Terms of Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, problems, and other relevant matter (collectively "Property Issues"). All information provided by Auctioneer came from Seller and Public Record and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Bidder has either performed all inspections and other due diligence that it deems necessary in advance of bidding in the Auction, Bidder understands and fully accepts the risk of not having done so. No Property will be open for inspection following the Auction and through the time of closing the sale. Seller and Auctioneer, Realtor(s), and / or Broker(s) are not required to update any information provided or published and will have no liability whatsoever for failing to do so.

DISCLAIMERS — Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors, directors, employees, members, officers, and representatives will have no liability whatsoever. The Property will be offered "**AS IS, WHERE IS, WITH ALL FAULTS.**" To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the terms of the Auction and the Sale Contract.

DISCLOSURES - Unless otherwise disclosed, the Property will be offered for sale and conveyed by deed free and clear of all liens, mortgages, deeds of trust, delinquent taxes, assessments and warrants, but subject to all non-monetary encumbrances such as conditions, covenants, deeds, easements, reservations, restrictions, rights-of-way, title exceptions, zoning regulations and matters of record. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller, Realtor, and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

AUCTION METHOD - Auction will be "**Sold Subject to Seller Confirmation**" and conducted with internet bids until bids are complete on **Thursday July 1st, 2021 ending at 2:00 PM EST**. Final high bid plus **8% Buyer's Premium** will be the Contract Price. Purchaser will be required to sign a Contract of Purchase, where the final Contract Price will be the final bid plus **8% Buyer Premium**. Purchaser will be required to make a **\$5,000 Earnest Money Deposit** and close on or before **August 2nd, 2021**.

SALE CONTRACT — Bidder should carefully read and understand the Sale Contract before bidding in the Auction. The Property will be offered subject to the terms of the Sale Contract which is not negotiable. This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer will immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to a sale of the Property and no addition, deletion, or revision will be permitted. The Sale Contract will exclusively govern the Parties' rights, responsibilities, and remedies with respect to any sale of the Property and all related matters. The sale must close within 30 days following the Auction.

EARNEST MONEY DEPOSIT — Purchaser will be required to make a **\$5,000 Earnest Money Deposit on July 1st, 2021**. The Earnest Money Deposit shall be made with certified funds or funds authorized by Seller. If Purchaser defaults under the terms of the Sale Contract, Earnest Money will be forfeited to Seller and Auction Company. If Seller defaults under the terms of the Sale Contract, Earnest Money will be returned to Purchaser.

TITLE - At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

RELEASE FOR USE — Bidders, Buyers, and other persons present at the Auction (collectively "Attendees") are advised that Auctioneer and its agents, contractors, employees, and/or representatives may record the Auction related matter, and Attendees through audiotape, photography, motion pictures, and/or videotape for advertising, marketing, promotion, publicity, record, and/or trade purposes, and in consideration of being allowed to attend the Auction, Attendees unconditionally and irrevocably agree that their images and voices may be so recorded and used by Auctioneer in all types of media without territorial, time,

or use limitation, and without compensation being owed or paid to Attendees by Auctioneer or Seller.

DISPUTE RESOLUTION — There shall be an attempt for any dispute resulting from Auction to be resolved by non-binding mediation. Any action must be commenced within two (2) years from the date when the cause of action accrues, or it will be forever barred. The right of action will accrue, and the two (2) year limitation period will begin to run, on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.

To the fullest extent allowed by law, neither Seller, Realtor, nor Auctioneer will be liable for any consequential, exemplary, incidental, indirect, punitive, or special loss or damage, including, but not limited to, damage to property or loss of income, revenues, time, or use that might arise out of the Auction, offering or sale of the Property, or any related matter, whether such action be in contract, tort, strict liability, or other legal or equitable theory.

Choice of Law, Jurisdiction, and Venue — Any Auction matter will be exclusively construed and governed in accordance with the laws of the State of North Carolina, without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the Parties will be the County of Mecklenburg in the State of North Carolina.

MISCELLANEOUS — The Terms of Auction will bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction will be made, except by Auctioneer's written revision or announcement at the Auction.

Bidder Acknowledgement -- By registering for online only auction you hereby agree to the Terms of Auction

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

COPY

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose **NOT** to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: **present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.**

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

(Rev 1/17) Page 1 of 2

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
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<http://llr.sc.gov/POL/REC/>

COPY

If you enter into a written agency agreement, as a client, the real estate brokerage has the following **client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.** Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction - a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you - the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

Signature _____ Date _____

Signature _____ Date _____

THIS DOCUMENT IS NOT A CONTRACT.
This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

AERIAL IMAGE

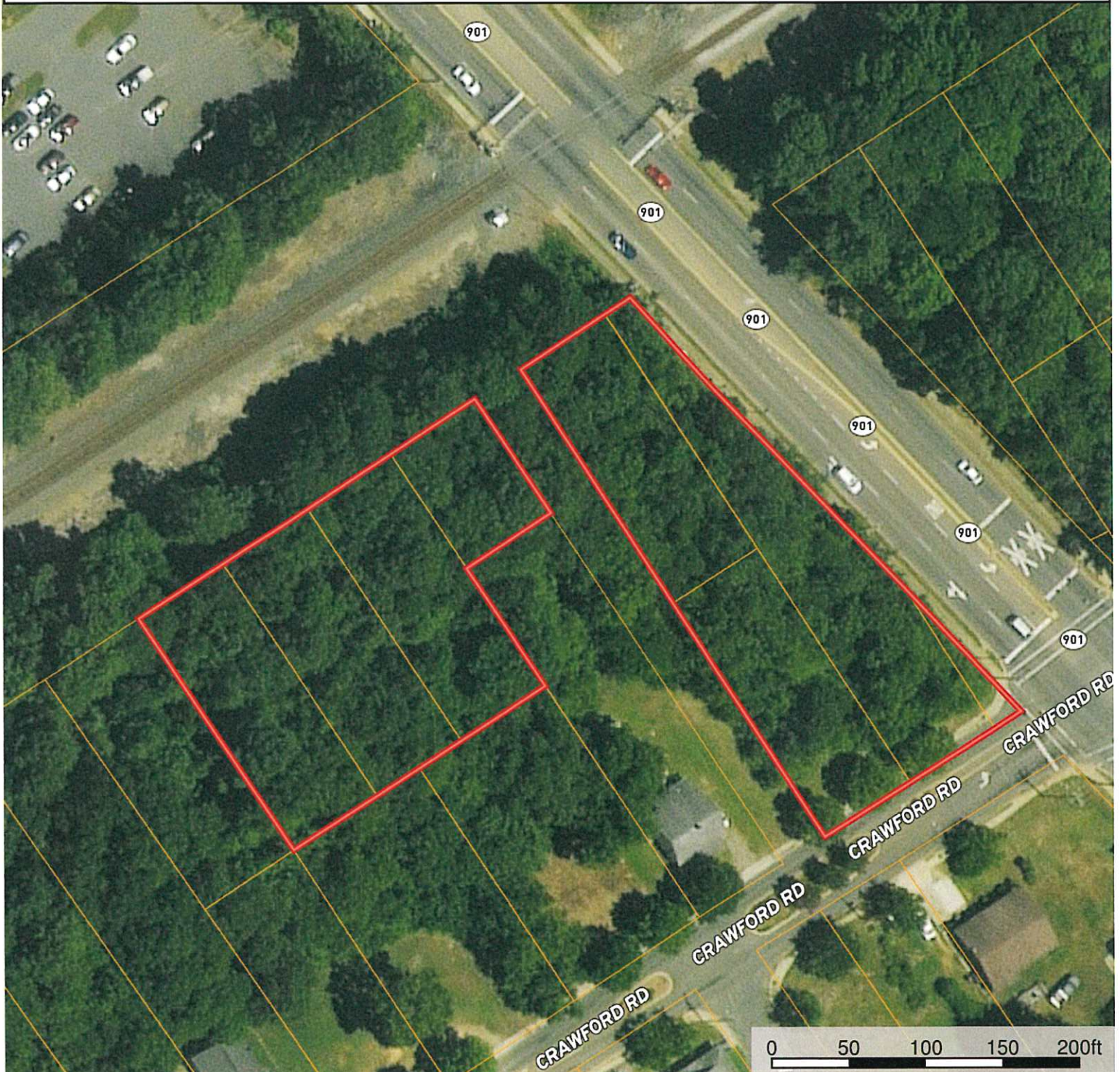
ONLINE ONLY AUCTION, ENDING JULY 1, 2021

@ 2PM EST

www.unitedcountrycharlotte.com



The McLemore Group



AREA MAP

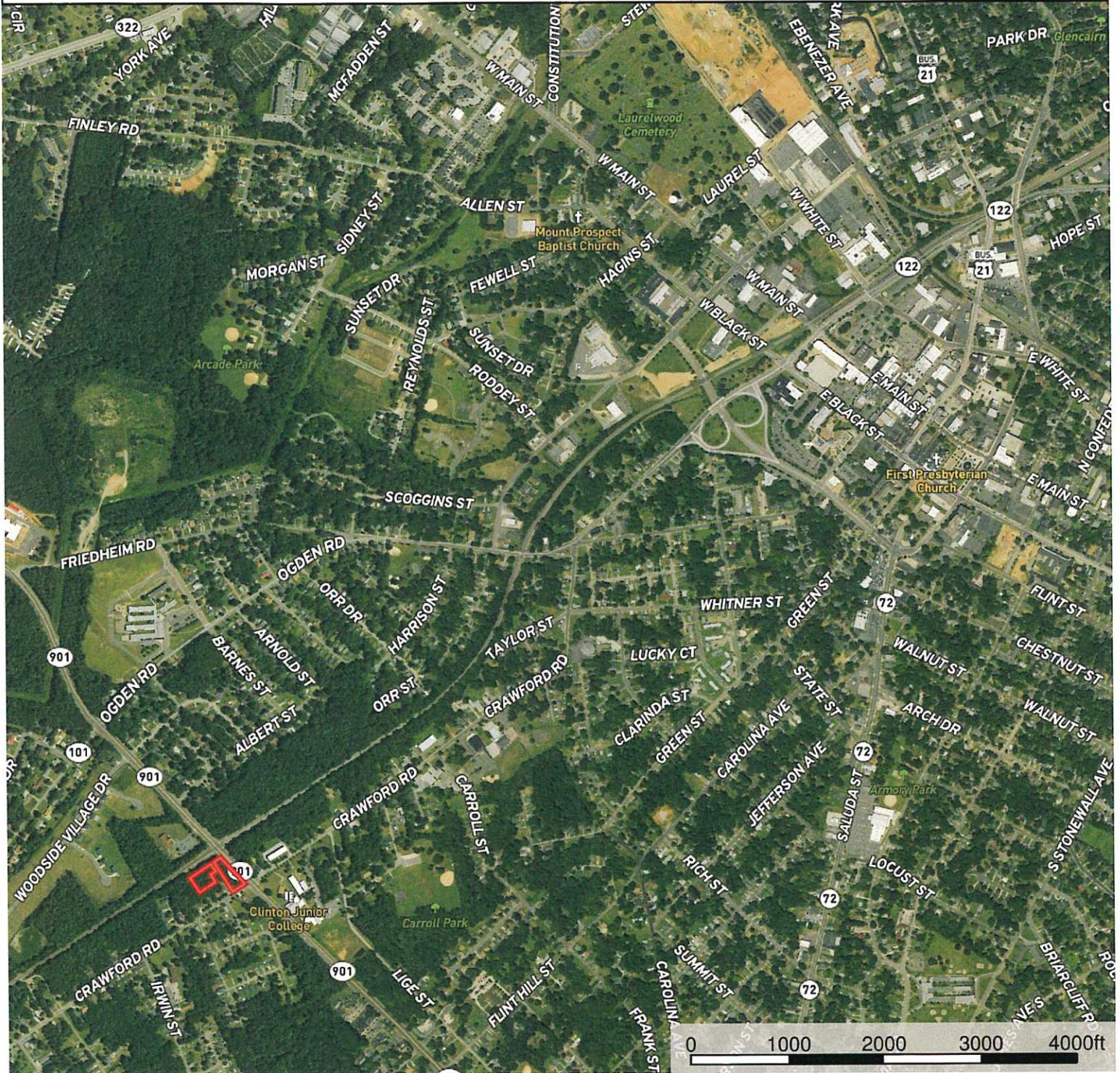
ONLINE ONLY AUCTION, ENDING JULY 1, 2021

@ 2PM EST

www.unitedcountrycharlotte.com



The McMormore Group



LOCATION MAP

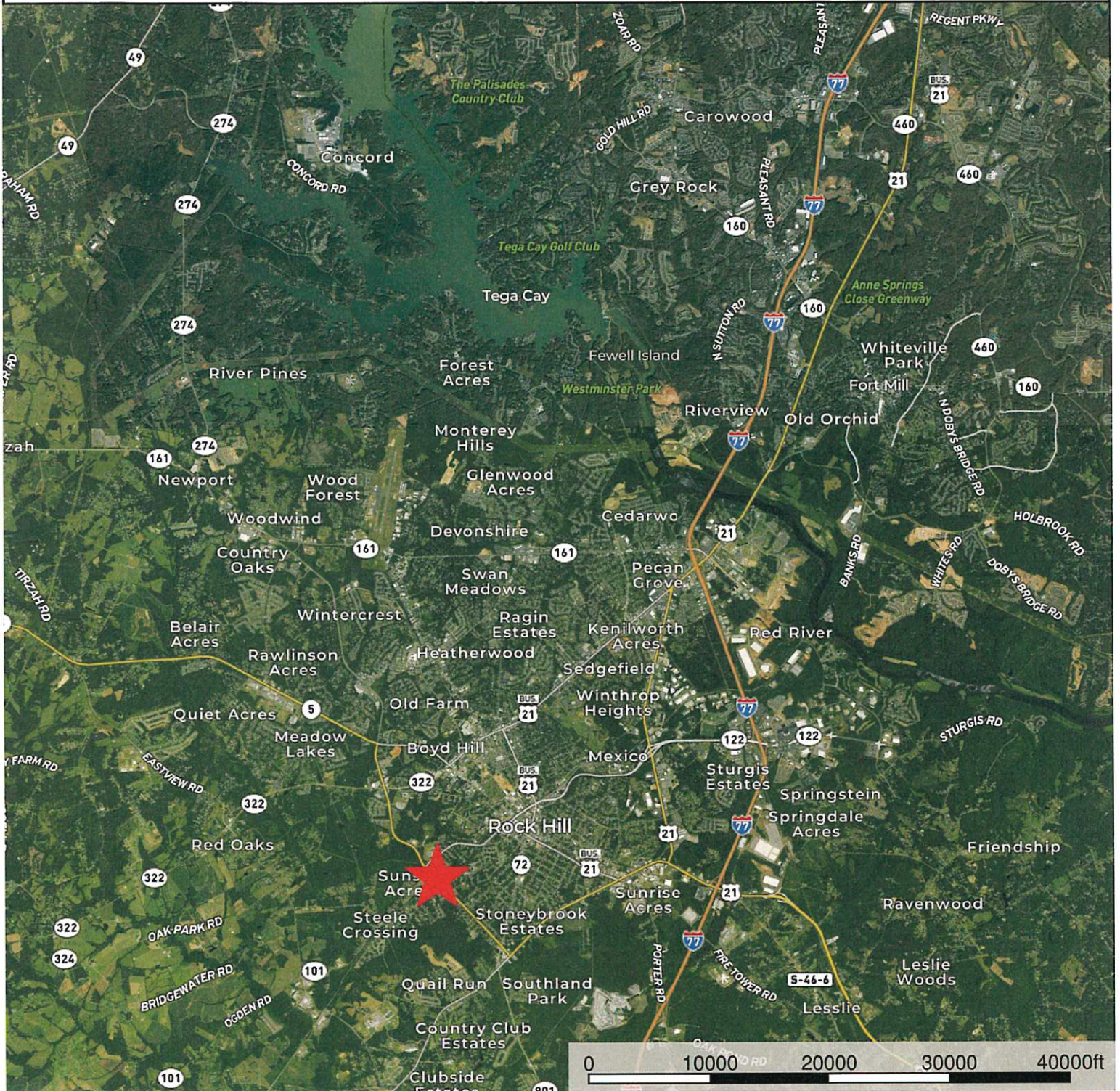
ONLINE ONLY AUCTION, ENDING JULY 1, 2021

@ 2PM EST

www.unitedcountrycharlotte.com



The McMamore Group



000345979
RECORDED 04/03/2007 08:18:19AM
Bk:08960 Pg:00019 Pages:3
Fee:10.00 State:0.00
County:0.00 Exempt:-----
David Hamilton, Clerk of Court
York County, SC

Prepared by Gay & Walters
Title not examined or certified

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) **QUIT CLAIM DEED**

Know all men by these presents that Mary G. Curtis in the state and county aforesaid, for and in consideration of One and 00/100 (\$1.00) Dollars and the premises, have remised, released and forever quit claimed and by these presents do remise, release and forever quit claim unto Mary Jo Moore, 55 Inlet Point Blvd., Ponce Inlet, FL 32127 29730 all my right, title and interest in the following described property:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, hereditiments and appurtenances whatsoever to the said premises belonging, or anywise incident or appertaining thereto.

To have and to hold all and singular the said premises before mentioned unto the said Michael J. Parker, his heirs, administrators, successors and assigns so that neither the said Barbara G. Parker nor his heirs, administrators, successors or assigns or any other persons claiming under her or them, shall, at any time hereafter, by any way or means have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel forever.

Witness my hand and seal this ^{20th} ~~20~~ day of March, 2007.

Ammona J Steele
signature of witness #1

Mary G. Curtis (Seal)
Mary G. Curtis

Cynthia C. VanderVeldh
signature of witness #2

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE
DATE 4-3-07
TAX MAP NO. 600-17-1-4, 5, 7,
INITIALS TS / d/a 9, 10,
11

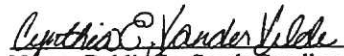
STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that they saw the within named Grantor, sign, seal, and as their act and deed, deliver the within-written Quit Claim Deed, and that they with the other witness subscribed above, witnessed the execution thereof.


signature of witness #1

SWORN to before me this the
28th day of March, 2007


Notary Public for South Carolina
My Commission Expires: 3.29.2016

BK08960PG0020

EXHIBIT "A"

ALL those certain pieces, parcels or lots of land lying, being and situate in the City of Rock Hill, Catawba Township, York County, South Carolina and being more particularly described as Lots 4, 5, 7, 9, 10, and 11 as shown on a plat prepared by J. B. Fisher dated February 6, 1986.

BK08960PG0021

YORK COUNTY ASSESSOR

Tax Map:
600-17-01-003
600-17-01-018
Date: 11/29/2018

E H

Drawn by and after recording, return to:
Spencer & Spencer, P.A. (PWD)
226 East Main Street, Suite 200
Rock Hill, South Carolina 29730-6790

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

LIMITED WARRANTY
TITLE TO REAL ESTATE
(TITLE NOT EXAMINED)

KNOW ALL MEN BY THESE PRESENTS, that the **City of Rock Hill**, a political sub-division of the State of South Carolina ("Grantor") for and in consideration of the sum of Five Thousand and no/100 Dollars (\$5,000.00) to Grantor in hand paid at and before the sealing of these presents by **Mary Joe Moore** ("Grantee"), whose address is 55 Inlet Point Boulevard, Ponce Inlet, FL 32127 (the receipt whereof is hereby acknowledged), has, subject to the Permitted Exceptions, granted, bargained, sold and released, and by these presents does, subject to the Permitted Exceptions, grant, bargain, sell and release, unto the said Grantee, her Heirs, Successors and Assigns forever, the following described property, to wit (the "Premises"):

THIS CONVEYANCE IS MADE SUBJECT TO: Utility easements, rights-of-way for roads and streets, other easements, restrictions, covenants and other matters of record or apparent upon a reasonable inspection of the Property (the "Permitted Exceptions").

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the Permitted Exceptions, all and singular, the said Premises before mentioned, unto the said Grantee, her Heirs, Successors and Assigns forever.

AND, Grantor does, subject to the Permitted Exceptions, hereby bind Grantor and Grantor's Successors and Assigns to warrant and forever defend all and singular the Premises unto Grantee, and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Successors lawfully claiming, or to claim the same, or any part thereof, but against no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]



2018050413

DEED
RECORDING FEES \$10.00
STATE TAX \$13.00
COUNTY TAX \$5.50
PRESENTED & RECORDED:

11-28-2018 03:31:58 PM

BK: RB 17295

PG: 193 - 195

DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: CHRISTY BENFIELD DEPUTY CLERK

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered as of the 15th day of November, 2018.

Signed, sealed and delivered
in the presence of:

[Signature]
[Witness #1 Signature]

Suzanne G. Datko
[Witness #2 Signature]

CITY OF ROCK HILL

[Signature] (SEAL)

By: Steven Gibson
Its: Assistant City Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15th day of November, 2018, by Steven Gibson, Assistant City Manager of the City of Rock Hill, on behalf of the City.

Suzanne G. Datko
Notary Public for South Carolina
My commission expires 12-6-27

[NOTARIAL SEAL]

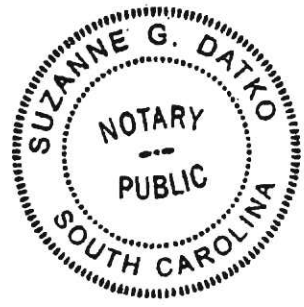


EXHIBIT A

All those certain pieces, parcels or lots of land situate, lying and being in the County of York, State of South Carolina, just inside the corporate limits of the City of Rock Hill and being shown and designated on plat made by M. W. Williams, Surveyor, in 1900 as Lots 25 and 6, said lots 25 containing a frontage of 55 feet on Railroad Avenue and a depth of 150 feet and said lot 6 containing a frontage of 55 feet on Crawford Road and a depth of 150 feet. Said property lies 55 feet East from Clinton Avenue. Less and except that portion of the above described property acquired for the right-of-way for Heckle Bypass.

Derivation: This being the same property conveyed to the City of Rock Hill by deed of Sallie V. Moreland, recorded July 20, 1971, in Book 422 at Page 372, Office of the Clerk of Court for York County, South Carolina.




Tax Map Number 600-17-01-003



All of those certain two pieces, parcels or lots of land, lying and being in the State of South Carolina, County of York, just outside the corporate limits of the City of Rock Hill, known as lot numbers twenty four (24) and seven (7) as shown by plat made by W.W. Miller, respectively, and each a depth of one hundred and fifty (150) feet. Bounded on the North by lots numbers 6 and 25 on the East by Crawford Highway, on the South by lots numbers 8 and 23 and on the West by Railroad Avenue. Less and except that portion of the above described property acquired for the right-of-way for Heckle Bypass.

Derivation: This being the same property conveyed to the City of Rock Hill by deed of Irby D. Davis and the Chief of Police of the City of Rock Hill, S.C., dated March 28, 1985, recorded April 10, 1985, in Book 812 at Page 75, Office of the Clerk of Court for York County, South Carolina.

Tax Map Number 600-17-01-018

Address Report
York County Government, SC

 Property	 Parcel	 Address
Property Location: RAILROAD AVE	Parcel Number: 6001701011	Address: 1098 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701011	
Owner(s): MOORE MARY JO	Subdivision:	Unit Number:
Previous Grantor: CURTIS MARY G	Lot Number:	Lot Number:
Sales Date: April 3, 2007	Deeded Acres:	Subdivision:
Sales Price: \$1	Deed Book/Page: 8960 / 19	Jurisdiction: ROCK HILL
Fire Code:	Plat Book/Page: /	Dwelling Type: R
Tax District: Rock Hill - 3		Unit Type:
Municipal District: Rock Hill (RH)		Use Status: V
		ID Number: 30335
		Last Edit Date: 6/29/2012 1:59:21 PM

 Taxes	 Political	 District
TaxMapID: 6001701011	Township: CATAWBA	Zoning:
Tax Billing Address:	Precinct Name: Edgewood	Watershed ID: 03050103060
	Precinct Location: Hermon Presbyterian Church	Watershed Name: Fishing Creek (Lower)
Land Value: \$1,150	York County Council District: 4	Flood Zone: no
Building Value:	York County Council Member: William "Bump" Roddey	Building Inspector District: C-4
Total Market Value: \$1,150	SC House District: HD-049	Fire District: Rock Hill
Total Tax Value: \$1,150	SC Senate District: 17	Urban Area: Urbanized/Rock Hill
Total Assessed Value: \$69	Rock Hill School Board District: 3	City Jurisdiction: ROCK HILL
	Census Tract: 060402	

 Road/Utilities

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: Rock Hill Utilities

Maintenance: (803) 329-5500

Water

Provider: Rock Hill

This report is provided by the GIS department of the York County Government, SC.

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

 **Public Safety**

Police

Unit: RH07

Station: CITY OF RH

Fire

Station: 142563L231B12

Station ID: 144

Unit ID: Rock Hill

Unit: 46116

Medical

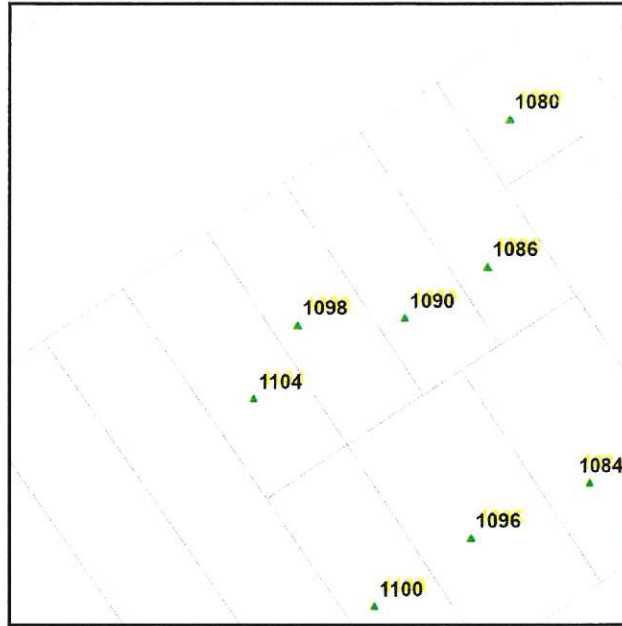
Station: PIEDMONT

ORI: E14D

ID: 3144

Other




EPZ: C-2






This report is provided by the GIS department of the York County Government, SC.

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Address Report
York County Government, SC

 Property	 Parcel	 Address
Property Location: RAILROAD AVE	Parcel Number: 6001701010	Address: 1090 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701010	
Owner(s): MOORE MARY JO	Subdivision:	Unit Number:
Previous Grantor: CURTIS MARY G	Lot Number:	Lot Number:
Sales Date: April 3, 2007	Deeded Acres:	Subdivision:
Sales Price: \$1	Deed Book/Page: 8960 / 19	Jurisdiction: ROCK HILL
Fire Code:	Plat Book/Page: L	Dwelling Type: R
Tax District: Rock Hill - 3		Unit Type:
Municipal District: Rock Hill (RH)		Use Status: V
		ID Number: 30334
		Last Edit Date: 6/29/2012 1:59:20 PM

 Taxes	 Political	 District
TaxMapID: 6001701010	Township: CATAWBA	Zoning:
Tax Billing Address:	Precinct Name: Edgewood	Watershed ID: 03050103060
	Precinct Location: Hermon Presbyterian Church	Watershed Name: Fishing Creek (Lower)
Land Value: \$1,150		Flood Zone: no
Building Value:	York County Council District: 4	Building Inspector District: C-4
Total Market Value: \$1,150	York County Council Member: William "Bump" Roddey	Fire District: Rock Hill
Total Tax Value: \$1,150		Urban Area: Urbanized/Rock Hill
Total Assessed Value: \$69	SC House District: HD-049	City Jurisdiction: ROCK HILL
	SC Senate District: 17	
	Rock Hill School Board District: 3	
	Census Tract: 060402	

 **Road/Utilities**

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: Rock Hill Utilities

Maintenance: (803) 329-5500

Water

Provider: Rock Hill

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911 Public Safety

Police

Unit: RH07

Station: CITY OF RH

Fire

Station: 142563L231B12

Station ID: 144

Unit ID: Rock Hill

Unit: 46116

Medical

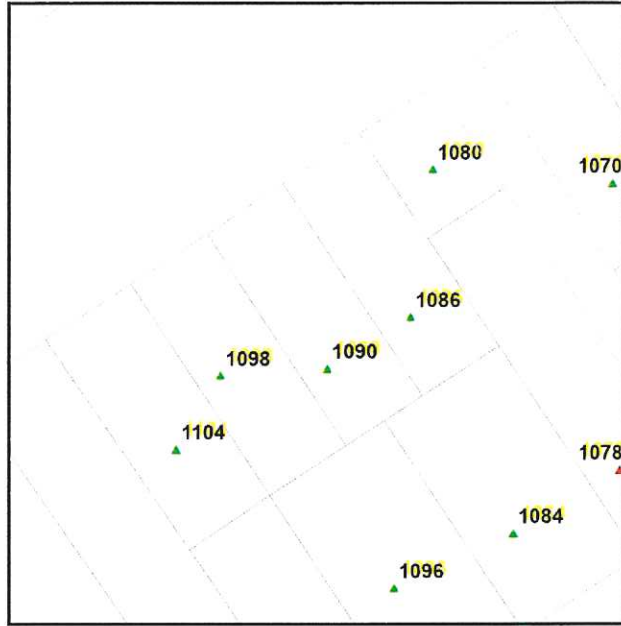
Station: PIEDMONT

ORI: E14D

ID: 3144

Other

EPZ: C-2









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Address Report

York County Government, SC

 Property	 Parcel	 Address
Property Location: RAILROAD AVE	Parcel Number: 6001701009	Address: 1086 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701009	
Owner(s): MOORE MARY JO	Subdivision:	Unit Number:
Previous Grantor: CURTIS MARY G	Lot Number:	Lot Number:
Sales Date: April 3, 2007	Deeded Acres:	Subdivision:
Sales Price: \$1	Deed Book/Page: 8960 / 19	Jurisdiction: ROCK HILL
Fire Code:	Plat Book/Page: /	Dwelling Type: R
Tax District: Rock Hill - 3		Unit Type:
Municipal District: Rock Hill (RH)		Use Status: V
		ID Number: 30333
		Last Edit Date: 6/29/2012 1:59:19 PM

 Taxes	 Political	 District
TaxMapID: 6001701009	Township: CATAWBA	Zoning:
Tax Billing Address:	Precinct Name: Edgewood	Watershed ID: 03050103060
	Precinct Location: Hermon Presbyterian Church	Watershed Name: Fishing Creek (Lower)
Land Value: \$1,150	York County Council District: 4	Flood Zone: no
Building Value:	York County Council Member: William "Bump" Roddey	Building Inspector District: C-4
Total Market Value: \$1,150	SC House District: HD-049	Fire District: Rock Hill
Total Tax Value: \$1,150	SC Senate District: 17	Urban Area: Urbanized/Rock Hill
Total Assessed Value: \$69	Rock Hill School Board District: 3	City Jurisdiction: ROCK HILL
	Census Tract: 060402	

Road/Utilities

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: Rock Hill Utilities

Maintenance: (803) 329-5500

Water

Provider: Rock Hill

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 **Public Safety**

Police

Unit: RH07

Station: CITY OF RH

Fire

Station: 142563L231B12

Station ID: 144

Unit ID: Rock Hill

Unit: 46116

Medical

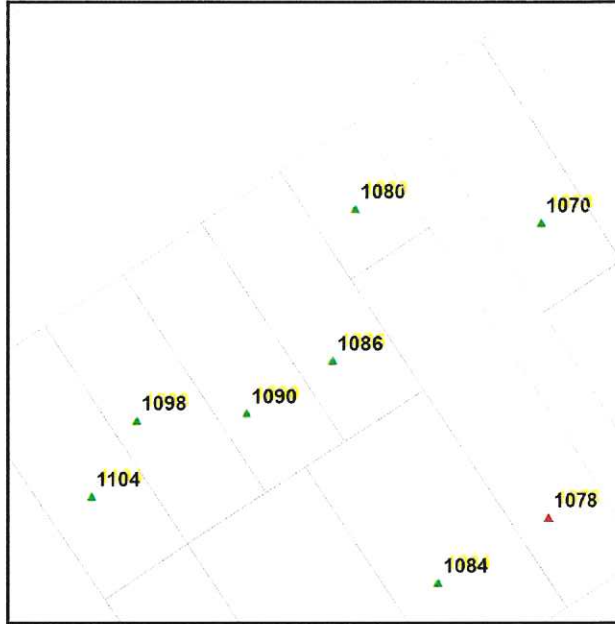
Station: PIEDMONT

ORI: E14D

ID: 3144

Other




EPZ: C-2






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Address Report
York County Government, SC

 Property	 Parcel	 Address
Property Location: RAILROAD AVE	Parcel Number: 6001701007	Address: 1080 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701007	Unit Number:
Owner(s): MOORE MARY JO	Subdivision:	Lot Number:
Previous Grantor: CURTIS MARY G	Lot Number:	Subdivision:
Sales Date: April 3, 2007	Deeded Acres:	Jurisdiction: ROCK HILL
Sales Price: \$1	Deed Book/Page: 8960 / 19	Dwelling Type: R
Fire Code:	Plat Book/Page: /	Unit Type:
Tax District: Rock Hill - 3		Use Status: V
Municipal District: Rock Hill (RH)		ID Number: 30332
		Last Edit Date: 6/29/2012 1:59:18 PM

 Taxes	 Political	 District
TaxMapID: 6001701007	Township: CATAWBA	Zoning:
Tax Billing Address:	Precinct Name: Edgewood	Watershed ID: 03050103060
Land Value: \$580	Precinct Location: Hermon Presbyterian Church	Watershed Name: Fishing Creek (Lower)
Building Value:	York County Council District: 4	Flood Zone: no
Total Market Value: \$580	York County Council Member: William "Bump" Roddey	Building Inspector District: C-4
Total Tax Value: \$575	SC House District: HD-049	Fire District: Rock Hill
Total Assessed Value: \$35	SC Senate District: 17	Urban Area: Urbanized/Rock Hill
	Rock Hill School Board District: 3	City Jurisdiction: ROCK HILL
	Census Tract: 060402	

 Road/Utilities

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: Rock Hill Utilities

Maintenance: (803) 329-5500

Water

Provider: Rock Hill

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 **Public Safety**

Police

Unit: RH07

Station: CITY OF RH

Fire

Station: 142563L231B12

Station ID: 144

Unit ID: Rock Hill

Unit: 46116

Medical

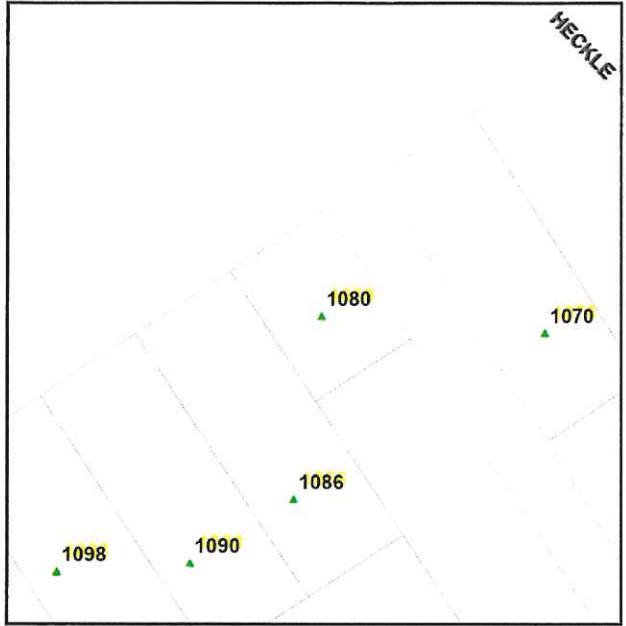
Station: PIEDMONT

ORI: E14D

ID: 3144

Other




EPZ: C-2






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Address Report
York County Government, SC

 Property	 Parcel	 Address
Property Location: RAILROAD AVE	Parcel Number: 6001701005	Address: 1070 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701005	Unit Number:
Owner(s): MOORE MARY JO	Subdivision:	Lot Number:
Previous Grantor: CURTIS MARY G	Lot Number:	Subdivision:
Sales Date: April 3, 2007	Deeded Acres:	Jurisdiction: ROCK HILL
Sales Price: \$1	Deed Book/Page: 8960 / 19	Dwelling Type: R
Fire Code:	Plat Book/Page: /	Unit Type:
Tax District: Rock Hill - 3		Use Status: V
Municipal District: Rock Hill (RH)		ID Number: 30329
		Last Edit Date: 6/29/2012 1:59:16 PM

 Taxes	 Political	 District
TaxMapID: 6001701005	Township: CATAWBA	Zoning:
Tax Billing Address:	Precinct Name: Edgewood	Watershed ID: 03050103060
Land Value: \$1,000	Precinct Location: Hermon Presbyterian Church	Watershed Name: Fishing Creek (Lower)
Building Value:	York County Coucil District: 4	Flood Zone: no
Total Market Value: \$1,000	York County Council Member: William "Bump" Roddey	Building Inspector District: C-4
Total Tax Value: \$575	SC House District: HD-049	Fire District: Rock Hill
Total Assessed Value: \$35	SC Senate District: 17	Urban Area: Urbanized/Rock Hill
	Rock Hill School Board District: 3	City Jurisdiction: ROCK HILL
	Census Tract: 060402	

 Road/Utilities

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: Rock Hill Utilities

Maintenance: (803) 329-5500

Water

Provider: Rock Hill

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911 Public Safety

Police

Unit: RH07

Station: CITY OF RH

Fire

Station: 142563L231B12

Station ID: 144

Unit ID: Rock Hill

Unit: 46116

Medical

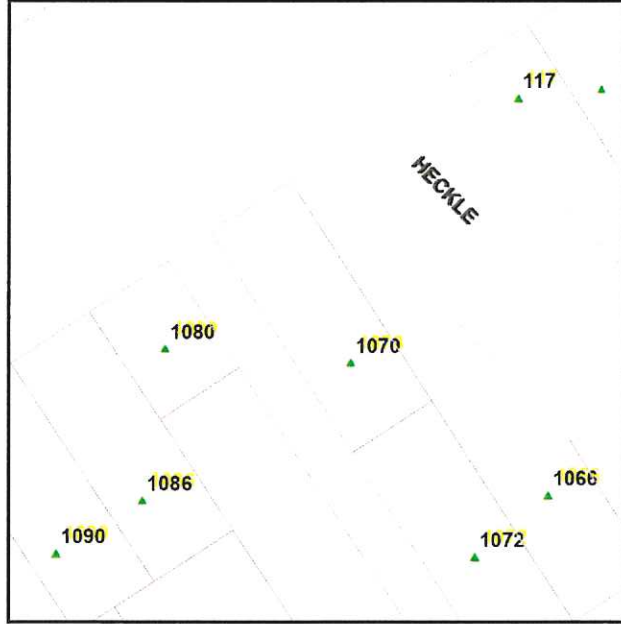
Station: PIEDMONT

ORI: E14D

ID: 3144

Other




EPZ: C-2






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Address Report
York County Government, SC

 Property	 Parcel	 Address
Property Location: CRAWFORD RD	Parcel Number: 6001701004	Address: 1072 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701004	
Owner(s): MOORE MARY JO	Subdivision:	Unit Number:
Previous Grantor: CURTIS MARY G	Lot Number:	Lot Number:
Sales Date: April 3, 2007	Deeded Acres:	Subdivision:
Sales Price: \$1	Deed Book/Page: 8960 / 19	Jurisdiction: ROCK HILL
Fire Code:	Plat Book/Page: /	Dwelling Type: R
Tax District: Rock Hill - 3		Unit Type:
Municipal District: Rock Hill (RH)		Use Status: V
		ID Number: 30330
		Last Edit Date: 6/29/2012 1:59:17 PM

 Taxes	 Political	 District
TaxMapID: 6001701004	Township: CATAWBA	Zoning:
Tax Billing Address:	Precinct Name: Edgewood	Watershed ID: 03050103060
	Precinct Location: Hermon Presbyterian Church	Watershed Name: Fishing Creek (Lower)
Land Value: \$7,000		Flood Zone: no
Building Value:	York County Coucil District: 4	Building Inspector District: C-4
Total Market Value: \$7,000	York County Council Member: William "Bump" Roddey	Fire District: Rock Hill
Total Tax Value: \$575		Urban Area: Urbanized/Rock Hill
Total Assessed Value: \$35	SC House District: HD-049	City Jurisdiction: ROCK HILL
	SC Senate District: 17	
	Rock Hill School Board District: 3	
	Census Tract: 060402	

 Road/Utilities

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: Rock Hill Utilities

Maintenance: (803) 329-5500

Water

Provider: Rock Hill

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911 Public Safety

Police

Unit: RH07

Station: CITY OF RH

Fire

Station: 142563L231B12

Station ID: 144

Unit ID: Rock Hill

Unit: 46116

Medical

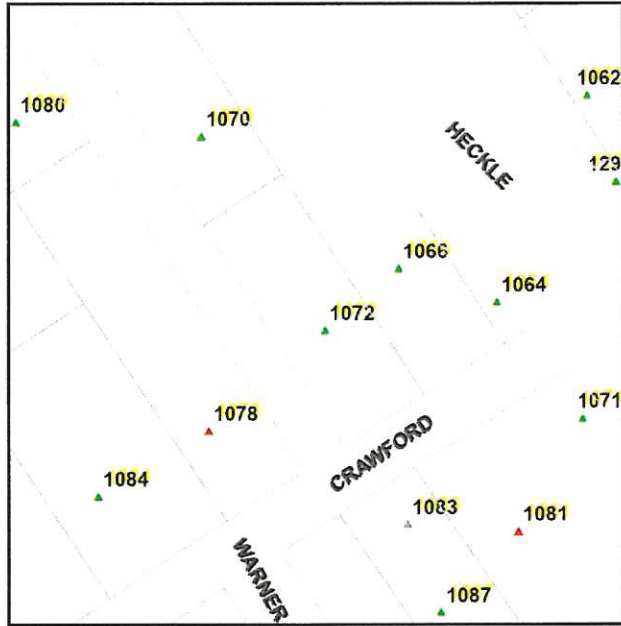
Station: PIEDMONT

ORI: E14D

ID: 3144

Other




EPZ: C-2






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Address Report
York County Government, SC

 Property	 Parcel	 Address
Property Location: LOTS 7 & 24 CRAWFORD RD	Parcel Number: 6001701018	Address: 1066 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701018	Unit Number:
Owner(s): MOORE MARY JOE	Subdivision:	Lot Number:
Previous Grantor: ROCK HILL CITY OF	Lot Number: 7 & 24	Subdivision:
Sales Date: November 28, 2018	Deeded Acres:	Jurisdiction: ROCK HILL
Sales Price: \$5,000	Deed Book/Page: 17295 / 193	Dwelling Type: R
Fire Code:	Plat Book/Page: /	Unit Type:
Tax District: Rock Hill - 3		Use Status: V
Municipal District: Rock Hill (RH)		ID Number: 30331
		Last Edit Date: 6/29/2012 1:59:18 PM

 Taxes	 Political	 District
TaxMapID: 6001701018	Township: CATAWBA	Zoning:
Tax Billing Address:	Precinct Name: Edgewood	Watershed ID: 03050103060
Land Value: \$8,050	Precinct Location: Hermon Presbyterian Church	Watershed Name: Fishing Creek (Lower)
Building Value:	York County Council District: 4	Flood Zone: no
Total Market Value: \$8,050	York County Council Member: William "Bump" Roddey	Building Inspector District: C-4
Total Tax Value: \$8,050	SC House District: HD-049	Fire District: Rock Hill
Total Assessed Value: \$483	SC Senate District: 17	Urban Area: Urbanized/Rock Hill
	Rock Hill School Board District: 3	City Jurisdiction: ROCK HILL
	Census Tract: 060402	

 Road/Utilities

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: Rock Hill Utilities


Maintenance: (803) 329-5500

Water

Provider: Rock Hill

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 **Public Safety**

Police

Unit: RH07

Station: CITY OF RH

Fire

Station: 142563L231B12

Station ID: 144

Unit ID: Rock Hill

Unit: 46116

Medical

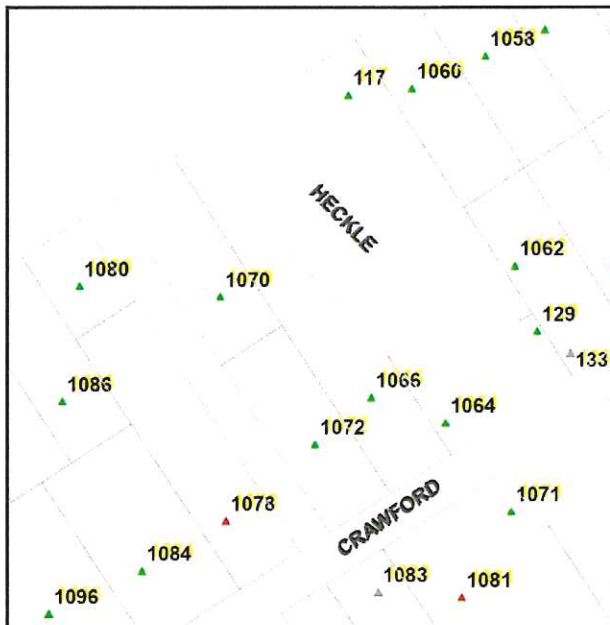
Station: PIEDMONT

ORI: E14D

ID: 3144

Other

EPZ: C-2







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Address Report

York County Government, SC

 Property	 Parcel	 Address
Property Location: CRAWFORD RD	Parcel Number: 6001701003	Address: 1064 CRAWFORD RD, ROCK HILL, SC 29730
Subdivision:	TaxMapID: 6001701003	
Owner(s): MOORE MARY JOE	Subdivision:	Unit Number:
Previous Grantor: ROCK HILL CITY OF	Lot Number:	Lot Number:
Sales Date: November 28, 2018	Deeded Acres:	Subdivision:
Sales Price: \$5,000	Deed Book/Page: 17295 / 193	Jurisdiction: ROCK HILL
Fire Code:	Plat Book/Page: /	Dwelling Type: R
Tax District: Rock Hill - 3		Unit Type:
Municipal District: Rock Hill (RH)		Use Status: V
		ID Number: 31598
		Last Edit Date: 6/29/2012 2:07:44 PM

 Taxes	 Political	 District
TaxMapID: 6001701003	Township:	Zoning:
Tax Billing Address:	Precinct Name:	Watershed ID:
	Precinct Location:	Watershed Name:
Land Value: \$580	York County Council District:	Flood Zone: no
Building Value:	York County Council Member:	Building Inspector District:
Total Market Value: \$580	SC House District:	Fire District:
Total Tax Value: \$575	SC Senate District:	Urban Area: Non-Urbanized
Total Assessed Value: \$35	Census Tract:	City Jurisdiction:

Road/Utilities

Street

Owner: South Carolina Department of Transportation

Maintenance: (803) 327-6186

Electric

Provider: N/A

Maintenance:

Water

Provider:

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Police

Unit:

Station:

Fire

Station:

Station ID:

Unit ID:

Unit:

Medical

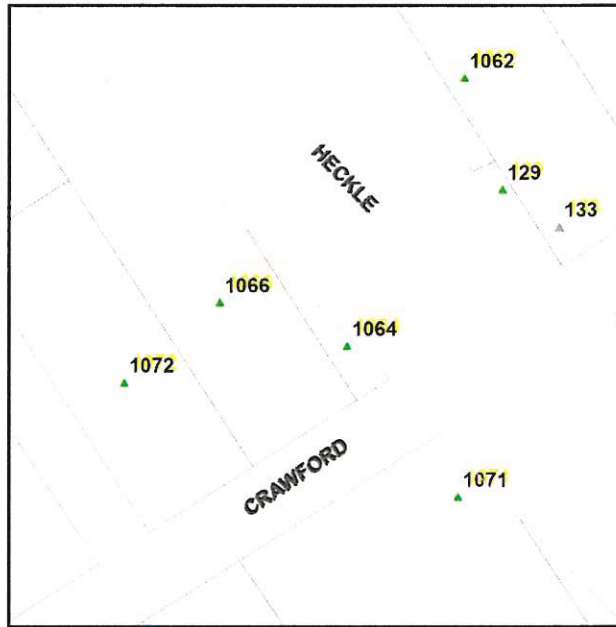
Station:

ORI:

ID:

Other

EPZ:



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AGREEMENT/CONTRACT: TO BUY AND SELL REAL ESTATE (LOTS/ACREAGE)

COPY

This Form can also be used for a Boat Slip or similar transaction.

PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING THIS CONTRACT AND DURING THE TRANSACTION. REAL ESTATE LICENSEES RECOMMEND OBTAINING LEGAL COUNSEL.

1. PARTIES: This legally binding Agreement ("Contract") To Buy and Sell Real Estate is entered into by:

Buyer(s), TBD

Seller(s), Mary Jo Moore ("Seller").

- (A) "Party" - defined as either Buyer or Seller, "Parties" defined as both Buyer and Seller.
(B) "Brokers" are licensed South Carolina brokers-in-charge, their associated real estate licensees, and their subagents.
(C) "Closing Attorney" - is the licensed South Carolina attorney selected by Buyer to coordinate the transaction and Closing.
TBD
(D) "Effective Date" - the final date upon which a Party to the negotiation places the final and required signatures and/or initials and date on this Contract and Delivers Notice to initially cause this primary Contract to be binding on all Parties.
(E) "Good Funds" - is the transfer of the required amount of United States Dollars (USD) within any required timeframe.
(F) "Time" - all time stated shall be South Carolina local time. Time is of the essence with respect to all provisions of this Contract stipulating time, deadline, or performance periods.

BUYER SELLER IS A SOUTH CAROLINA REAL ESTATE LICENSEE

(initials) BUYER(s) acknowledge receipt of the SC Disclosure of Brokerage Relationships form and is receiving Client Customer service in this transaction.

(initials) SELLER(s) acknowledge receipt of the SC Disclosure of Brokerage Relationships form and is receiving Client Customer service in this transaction.

2. PURCHASE PRICE: \$ TBD

Payable by transfer of Good Funds via Finance or a combination of Finance and Cash USD or Cash USD. Verification of Cash available for Closing is attached not attached to be Delivered before. This Contract is is not contingent upon the sale and closing of Buyer's real property and SCR504 is is not attached.

3. PROPERTY: Hereby acknowledging sufficient good Contract consideration (e.g. mutual promises herein), Seller will sell and convey and Buyer will buy for the Purchase Price any and all lot or parcel of land, appurtenant interests, improvements, landscape, systems, and fixtures if any thereon and further described below ("Property"). Seller agrees to maintain in operable condition the Property and any personal property conveying, including any landscaping, grounds and any agreed upon repairs or replacements, from the Effective Date through Closing subject to normal operable wear and tear. Buyer acknowledges opportunity to inquire about owners association issues, common area issues, condominium master deed issues, assigned parking/storage areas, memberships, lease issues and financed equipment prior to signing Contract. Leasing issues and items and financed equipment see Adjustments (e.g. tenants, leases, future vacation renters, SC vacation rental act reservations, rents, deposits, documents, solar panels, fuel tanks with fuel, alarm systems, satellite equipment, roll carts).

Address 1098, 1090, 1086, 1080, 1070, 1072, 1066 & 1064 Crawford Road Unit #
City Rock Hill State of South Carolina
Zip 29730 County of York
Lot n/a Block n/a Section/Phase n/a Subdivision None
Other Tax Map 600-17-01-011 (+7 More)

Parties agree that no personal property will transfer as part of this sale, except described below and/or in attachment(s):

[] BUYER [] BUYER [] SELLER [] SELLER
[] BUYER [] BUYER [] SELLER [] SELLER

HAVE READ THIS PAGE

4. CONVEYANCE/CLOSING/POSSESSION: "Closing" occurs when Seller conveys Property to Buyer and occurs no later than 5 PM on or before August 2, 2021 ("Closing Date"). Conveyance shall be fee simple made subject to all easements, reservations, rights of way, restrictive covenants of record (provided they do not make the title unmarketable or adversely affect the use/value of the Property in a material way) and to all government statutes, ordinances, rules, permits, and regulations. Seller agrees to convey marketable title with a properly recorded general warranty deed free of encumbrances and liens except as herein stated; and in name(s): TBD

and ownership type determined by Buyer. The deed shall be delivered to the Closing Attorney's designated place on or before the Closing Date no later than 10 AM. Seller agrees to pay all statutory deed recording fees. Parties agree the Brokers shall have access to the closing and relevant documents; and the Brokers shall be given copies of the settlement statement prior to Closing for review. Parties agree to hire/use licensed Attorney(s). Seller shall convey possession of a vacant Property, along with all keys, codes, any remote controls, available documents (e.g. manuals, equipment warranties, service information) and similar ownership items to Buyer at Closing. Seller will remove all man-made items from the Property unless otherwise agreed upon in writing by the Parties.

5. EARNEST MONEY: Total \$ 5,000.00 (USD) Earnest Money is paid as follows:
\$ 5,000.00 accompanies this offer and \$ 5,000.00 will be paid by 6 P.M. on July 2, 2021 (date) and Earnest Money is in the form of check cash other (e.g. wire) _____ to be a Credit to Buyer at Closing or disbursed only as Parties agree in writing or by court order or by Contract or as required for Closing by Closing Attorney. Buyer and seller authorize Dan McLemore as Escrow Agent to deposit and hold and disburse earnest money according to the terms of any separate escrow agreement, the law, and any regulations. Broker does not guarantee payment of a check or checks accepted as earnest money. Parties direct escrow agent to communicate reasonable information confirming receipt and status of earnest money upon a Broker request. If Earnest Money is not delivered by the agreed upon date above Seller may terminate the contract by delivering Notice of Termination to the Buyer.

THE PARTIES UNDERSTAND AND AGREE THAT UNDER ALL CIRCUMSTANCES INCLUDING DEFAULT, ESCROW AGENT WILL NOT DISBURSE EARNEST MONEY DEPOSIT TO EITHER PARTY UNTIL BOTH PARTIES HAVE EXECUTED AN AGREEMENT AUTHORIZING THE DISBURSEMENT (e.g. SCR518, SCR517, mediation agreement) OR UNTIL A COURT OF COMPETENT JURISDICTION HAS DIRECTED A DISBURSEMENT. EARNEST MONEY WILL NOT BE DISBURSED UNTIL DETERMINED TO BE GOOD FUNDS. IF LEGAL ACTIONS OCCUR RELATED TO EARNEST MONEY, PARTY RECEIVING THE LEAST AMOUNT OF EARNEST MONEY IN THE COURT'S DISBURSEMENT ORDER AGREES TO INDEMNIFY ESCROW AGENT'S FEES, COURT COSTS AND ATTORNEY FEES. IF INTERPLEADER IS TO BE UTILIZED, PARTIES AGREE THAT \$ None SHALL BE PAID TO THE ESCROW AGENT BY THE PARTIES AS COMPENSATION BEFORE ESCROW AGENT INITIATES COURT OF COMPETENT JURISDICTION PROCEEDINGS ON EARNEST MONEY.

6. TRANSACTION COSTS: Buyer's transaction costs include all costs and closing costs resulting from selected financing, pre-paid recurring items, insurance (including but not limited to mortgage insurance, title insurance lender/owner, flood insurance, and hazard insurance) discount points, interest, non-recurring closing costs, title exam, FHA/VA allowable costs, fees and expenses of Buyer's attorney, contractually required real estate broker compensation, and the cost of any inspector, appraiser, or surveyor. Seller's transaction costs include deed preparation, deed recording costs, deed stamps/tax/recording costs calculated based on the value of the Property, all costs necessary to deliver marketable title and payoffs, satisfactions of mortgages/liens and recording, property taxes prorated at Closing, contractually required real estate broker compensation, and fees and expenses of Seller's attorney.

All costs to obtain information from or pertaining to owners' association, private/public transfer fees, and any costs similar to transfer fees (e.g. certificate of assessment, capital contributions, working capital, estoppel fees or otherwise named similar fees) are the Seller's or Buyer's transaction costs. If no box is checked these costs will be added to Seller's transaction costs.

Special assessments approved prior to Closing shall be the responsibility of the Seller. Special Assessments approved after Closing shall be the responsibility of the Buyer.

At Closing, Seller will pay Buyer's transaction costs not to exceed \$ None, which includes non-allowable costs first and then allowable costs (FHA/VA). Buyer is responsible for any Buyer's transaction costs exceeding this amount. If the amount exceeds the actual amount of those costs or amount allowed by Lender, then any excess funds will revert to Seller. Seller will also provide or pay for all of Seller's transaction costs. If no Closing, Buyer is responsible for Buyer's transaction costs and Seller responsible for Seller's transaction costs.

Unless otherwise agreed upon in writing, Buyer will pay Buyer's transaction costs and Seller pay Seller's transaction costs

[_____] BUYER [_____] BUYER [_____] SELLER [_____] SELLER
[_____] BUYER [_____] BUYER [_____] SELLER [_____] SELLER
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7. **FINANCE:** Buyer's obligation under this Contract is is not contingent upon obtaining financing of a 30 year or 15 year or other _____ purchase money loan at reasonable prevailing market terms with loan(s) equal in amount to a maximum _____ % of the Purchase Price or Appraised Value whichever is lower. ("Financing Contingency"). Financing Contingency expires at Closing ("Financing Period"). Buyer must make timely good faith efforts to apply for and obtain financing while refraining from contrary actions ("Financing Effort"). In a timely manner, Buyer shall inform Seller and Brokers of pertinent financing issues and authorize Buyer's Lender to disclose pertinent loan information to Seller and Brokers ("Financing Disclosure"). Buyer shall apply for financing by May 27, 2021 (date) and shall Deliver Notice to Seller of reasonable pre-final loan approval (e.g. pre-approval letter, initial approval letter) that contains no unreasonable credit, income, or asset conditions by May 27, 2021 (date) (no repairs required prior to this Notice). Final loan approval occurs when Lender funds loan(s). If Buyer changes their Lender during the Financing Period, they must notify the seller in writing within n/a calendar days. Absent written approval by the Seller, Buyer cannot change their lender if the Closing Date agreed upon in Paragraph 4 will change as a direct result. If a Lender subsequently declines or fails to approve financing, the Buyer shall notify the Seller and Brokers as soon as possible. If the Seller and Brokers are notified of inability to obtain financing during the Financing Period, either Party may terminate this Contract by Notice.

Lender (may change): TBD FHA VA Conventional Seller Other _____

An FHA VA Financing Addendum is is not attached. Additional financing terms are are not attached.

8. **INSPECTION/REINSPECTION RIGHTS:** Buyer and SC licensed and insured inspectors ("Inspectors") reasonably perform any reasonable ultimately non-destructive examination and make reasonable record of the Property with reasonable Notice to Seller through Closing including investigations of off-site conditions and any issues related to the Property at Buyer Expense ("Inspections"). Buyer and persons they choose may make reasonable visual observations of Property.

Sellers will make the Property accessible for inspection and not unreasonably withhold access, unless otherwise agreed in writing by the Parties. Seller will grant the Buyer the right to perform a final walkthrough inspection of the property within 48 hours prior to the closing date. Seller will keep all utilities operational through Closing unless otherwise agreed:

Seller grants Buyer permission to connect utilities, pay for utilities, and hire professionals (e.g. electricians, plumbers) to safely connect and operate the utilities during the Inspections
Other _____ see attached.

Buyer will hold harmless, indemnify, pay damages and attorneys fees to Seller and Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Seller will hold harmless, indemnify, pay damages and attorneys fees to Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Brokers recommend that Parties obtain all inspections as soon as possible. Brokers recommend that Parties and Inspectors use insurance to manage risk.

9. **APPRAISED VALUE:**

This Contract is contingent upon the Property being valued according to the Lender's appraisal or other appraisal as agreed upon by the Parties ("Appraised Value") for the Purchase Price or higher. If the Parties are made aware that the Appraised Value is less than the Purchase Price and the Seller Delivers Notice to the Buyer within five Calendar Days or Closing (whichever earliest) of an amendment to reduce the Purchase Price to the Appraised Value, the Parties agree to proceed to Closing under terms of this Contract with the Purchase Price amended to be the Appraised Value. If Seller is aware and refuses to reduce as stated above, Buyer may proceed to Closing or terminate this Contract by Delivering Notice of Termination to the Seller.

This Contract is **not** contingent upon the Property being valued at an Appraised Value according to the Lender's appraisal or other appraisal as agreed upon by the Parties for the Purchase Price or more.

10. **SURVEY, TITLE EXAMINATION, ELEVATION, INSURANCE:** Brokers recommend Buyer have Property surveyed, title examined, elevation/wetlands/beachfront determined, and appropriate insurance (e.g. flood, flood contents, hazard, liability, owner's title) effective at Closing. Unless otherwise agreed upon in writing by Parties, Buyer to obtain new insurance policies by Closing and Seller may cancel existing insurance after Closing. Flood Insurance, if required by Lender or at Buyer's option, shall be assigned to Buyer with permission of carrier and premium prorated to Closing. Buyers are solely responsible to investigate pricing, availability, coverage, and requirements of insurance (e.g. flood, flood contents, hazard, liability) for the property prior to signing Contract.

11. **SURVIVAL:** If any provision herein contained which by its nature or effect is required to be observed, kept, or performed after Closing, it will survive the Closing and remain binding upon for the parties hereto until fully observed, kept or performed.

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12. DUE DILIGENCE:

The DUE DILIGENCE PERIOD begins upon the Effective Date and shall expire at 6 P.M. on None (date). Any extension to this date must be made in writing and agreed to by both Parties.

During the Due Diligence Period, Buyer may take timely/prudent steps to help Buyer/Inspectors, Seller/Estimators, and REALTORS® all have adequate time for: Buyer to coordinate Inspections and Repair Requests, Seller to obtain Repair estimates, Buyer and Seller to negotiate Repairs, and Buyer to potentially timely/properly Due Diligence terminate or buy.

During the Due Diligence Period, Seller agrees Buyer may rely on the following list of five items in accordance with Contract and laws. Buyer is solely responsible for Inspections. Buyer is not required to Inspect. Until Buyer timely/properly terminates the Contract or the Parties agree on an amended Contract, the Buyer can rely on #1, #2, #3, #4, and #5. TIME IS OF THE ESSENCE. Delivering a Repair Request does not extend the Due Diligence Period.

- (1) Conduct/obtain Inspections [e.g. on site conditions, off site conditions]
- (2) Deliver Repairs Requests Notice to Seller [e.g. SCR525 with all repair requests, all/portions of reports]
- (3) Proceed under amended Contract [e.g. SCR330 and SCR525, SCR390, SCR391]
- (4) Proceed under As Is Contract [e.g. Buyer desires to buy anyway, Buyer wants Property without Repair]
- (5) Terminate Contract by timely/properly Delivering "Notice of Termination" and "Termination Fee" to Seller within the Due Diligence Period.

TERMINATION: During the Due Diligence Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller both Notice of Termination and a Termination Fee of \$ None USD Good Funds.

DURING THE DUE DILIGENCE PERIOD, SHOULD BUYER FAIL TO OBTAIN A NEW/AMENDED CONTRACT WITH THE SELLER OR BUYER FAIL TO TIMELY/PROPERLY DUE DILIGENCE TERMINATE THE CONTRACT DURING THE DUE DILIGENCE PERIOD: The Buyer agrees to buy and Seller agrees to sell the Property AS IS. Parties agree "As Is" means Buyer buys the Property for the Purchase Price while Seller maintains the Property from the Effective Date through Closing subject to normal wear otherwise without repair or replacement and sells the Property for the Purchase price unless otherwise agreed upon in writing by the Parties in this Contract.

13. FIRE OR CASUALTY OR INJURY: In case the Property is damaged wholly or partially by fire or other casualty prior to Closing, Parties will have the right for fourteen (14) Calendar Days after Notice of damage to Deliver Notice of Termination to other Party. If Party does not Deliver Notice of Termination, the Parties proceed according to the Contract and Seller is to be responsible to (1) repair all damage, (2) remit to Buyer an amount for repairs, or (3) assign to Buyer the right to all proceeds of insurance and remit any deductible amount applicable to such casualty. If Buyer or Inspections caused the damage, Buyer is responsible for indemnifying Seller for damages. Brokers and Parties should ensure that they are protected by appropriate risk management strategies such as insurance.

14. BUILDING PERMIT: This Contract is is not contingent upon Buyer's ability to acquire all required licenses and permits from the appropriate authorities to build on the Property. No later than n/a Calendar Days after the original Effective Date unless the Parties agree in writing to extend this Building Permit Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination due to inability to acquire all required licenses and permits from the appropriate authorities to build on the Property. Should Buyer not Deliver Notice of Termination due to inability to acquire all required licenses and permits from the appropriate authorities to build on the Property to Seller during the Building Permit Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

15. REZONING: This Contract is is not contingent upon the Property being rezoned to n/a by full approval (without any appeal during the appeal period) by the appropriate authorities. No later than n/a Calendar Days after the original Effective Date unless the Parties agree in writing to extend this Rezoning Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination due to inability to acquire rezoning from the appropriate authorities to build on the Property. Should Buyer not Deliver Notice of Termination due to inability to acquire rezoning from the appropriate authorities during the Rezoning Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract. The Buyer or Seller shall be responsible for pursuing rezoning and paying all associated costs. All rezoning applications shall be submitted to the Seller for Seller's approval prior to filing. Seller shall not unreasonably or untimely withhold approval. All Parties agree to cooperate, sign the necessary documentation, and make efforts to support the rezoning application.

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16. DEED RESTRICTIONS: Seller shall provide copy of any deed restrictions [including zoning ordinances, condominium documents (master deed, financial information, etc.)] and a copy of all restrictions and covenants for said property within 30 Calendar Days of the Effective Date.

17. WELL, SEPTIC, WATER LINE, SEWER AVAILABILITY: This Contract is is not contingent upon Buyer's ability to obtain from the South Carolina Department of Health and Environmental Control or other appropriate authorities all required permits for a well and septic system suitable for the Buyer's intended structure in the event a well or septic system is needed on the Property. No later than n/a Calendar Days after the original Effective Date unless the Parties agree in writing to extend this Well and Septic Permit Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination due to inability to acquire all required permits from the appropriate authorities to install a conventional well and conventional septic system on the Property. Should Buyer not Deliver Notice of Termination due to inability to acquire all required permits from the appropriate authorities to install a well and septic system on the Property to Seller during the Well and Septic Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract. If the Property is connected or capable of being connected to a water and or sewer line maintained by a private or public utility for a customary tap fee not to exceed \$ n/a, the Buyer agrees to waive any applicable portion of the Well and Septic Contingency. Seller represents the Property is connected to water system: county city private corporate community well other _____ . Seller represents the Property is connected to water disposal system: septic sewer private corporate government other _____ .

18. SOIL AND WATER TESTS AND WATER ISSUES: After the Effective Date, the Buyer and Inspectors shall have the right to conduct Inspections including the rights to go on the property to conduct soil and water tests, including percolations tests, to ascertain whether the property is suitable for the improvements the Buyer desires. All expenses of such tests shall be paid by Buyer or Seller. Buyer shall be responsible for the repair, restoration, and any damages caused by such tests and Inspections. Seller represents that the water supply is described fully here: _____ Seller represents that all waste water is disposed of via waste water systems described fully here: _____ . Seller represents that all isolated wetlands or flood zones touching the property are described fully here: n/a _____ .

19. CONDITION OF PROPERTY: Seller shall not remove any timber, vegetation, dirt, minerals, or otherwise affect the condition of the property from the Effective Date through Closing. All timber, vegetation, dirt, minerals, or similar shall remain as part of the Property and be conveyed to the Buyer at Closing. The Seller shall not bring any trash, refuse, debris, dirt, fill, medical wastes, hazardous wastes, or other materials onto the Property. Seller shall Deliver Notice of any legal action or condemnation action to the Buyer as soon as possible. If Seller Delivers such Notice, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination. Should Buyer not Deliver this Notice of Termination, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

20. SC RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ("CDS") [check one]:

Buyer and Seller agree that Seller has Delivered prior to this Contract, a CDS to Buyer, as required by SC Code of Laws Section 27-50-10 et seq. If after delivery, Seller discovers a CDS material inaccuracy or the CDS becomes materially inaccurate due to an occurrence or circumstance; the Seller shall promptly correct this inaccuracy (e.g. delivering a corrected CDS to the Buyer or making reasonable repairs prior to Closing). Buyer understands the CDS does not replace Inspections. Buyer understands and agrees the CDS contains only statements made by the Seller. Parties agree the Brokers are not responsible nor liable for any information in the CDS and the Brokers have met requirements of SC Code 27-50-70. CDS is not a substitute for the Buyers and Inspectors inspecting the Property, Property issues, and off site conditions for all needs.

Buyer and Seller agree that Seller will **NOT** complete nor provide a CDS to Buyer in accordance with SC Code of Law, as amended, Section 27-50-30, Paragraph (13). Buyers have sole responsibility to inspect Property Issues for all their needs.

21. LEAD BASED PAINT/LEAD HAZARDS: If Property was built or contains items created prior to 1978, it may contain lead based hazards and Parties agree to sign "Disclosure of Information of Lead Based Paint and/or Lead Hazards" forms (e.g. SCR315) and give copies to Brokers. Parties acknowledge receiving and understanding the EPA pamphlet "Protect your Family From Lead in Your Home." For their protection, Buyers should conduct/obtain Inspections of all Property issues per their needs.

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22. SEX OFFENDER/CRIMINAL INFORMATION: Parties agree that Brokers are not responsible for obtaining or disclosing information in the SC Sex Offender Registry and no course of action may be brought against any Brokers for failure to obtain or disclose sex offender or criminal information. Buyer and Seller agree that they have sole responsibility to obtain their own sex offender, death, psychological stigma, clandestine laboratory, and crime information from sources (e.g. law enforcement, P.I., web). The Buyer may obtain information about the Sex Offender Registry and persons registered with the Registry by contacting the local county Sheriff or other appropriate law enforcement officials.

23. TRUST ACCOUNT INTEREST/CHARITABLE CONTRIBUTION: According to the South Carolina Real Estate Commission regulations and South Carolina laws, any interest earned from deposit to Closing on Buyer's earnest money deposit belongs to Buyer. It is understood that Broker may may not place deposited earnest monies into an interest bearing trust account. If Buyer's earnest money deposit is deposited into an interest bearing trust account, Parties agree that Broker will retain all interest earned in said account and may contribute some or all to a charitable enterprise.

24. SC INCOME TAX ON NON-RESIDENT GAIN AND COMPLIANCE AND USA FEDERAL INCOME TAX: Seller and Buyer will comply with the provisions of the South Carolina laws [e.g. 12-8-580 (as amended)] regarding state income tax withholding requirements if the Seller is not a resident or has not filed South Carolina state income tax returns. Seller and Buyer will comply with United States of America federal income tax laws. Seller and Buyer should discuss tax laws and minimization actions with their qualified tax advisor. Parties will comply with all local, state, federal laws, and any rules.

25. ROLLBACK TAXES (CHECK ONE OF THE FOLLOWING OPTIONS):

The parties agree that the Seller shall pay any rollback taxes at the closing. No later than five calendar days prior to the closing date, Seller shall provide any and all information and documentation required by the appropriate taxing authority to assess the rollback taxes on the Property. The parties agree that County assessment/estimate for rollback taxes collected on the closing statement represents the final amount for rollback taxes to be paid by Seller; after the closing, neither party shall have any further duties or responsibilities to the other party related to rollback taxes.

The parties agree that the Buyer shall pay any rollback taxes whenever the taxes are assessed; Seller has no responsibility for rollback taxes.

The Parties agree to split agree to pay the rollback taxes as follows: _____% paid by Buyer and _____% paid by Seller

26. SPECIAL STUDIES AREA, WETLANDS, AND ENVIRONMENTAL MATTERS: All reports and certifications required by the Lender, Buyer, or any government concerning any special study area, wetlands, or environmental issues shall be ordered by _____ n/a and paid for by _____ n/a.

All of these reports or certifications shall be completed no later than n/a Calendar Days after the original Effective Date, unless the Parties agree in writing or extend this period ("Environmental Period"). In the event repairs are necessary to address environmental concerns (Repair Requests); the Seller shall be Delivered Notice in writing of the specific defects or deficiencies no later than two Calendar Days after the Environmental Period. If the Buyer fails to notify the Seller within this timeframe, Buyer shall have waived any and all rights under terms of this section. If Lender's commitment requires any additional inspections or certifications, these are to be provided by the Buyer.

Upon Delivered Notice of the Repair Requests, Seller has five Calendar Days to address the Buyer's Repair Requests. The costs of all repairs to address environmental concerns to be paid by Seller. If the Seller fails to agree to make these repairs within this timeframe, the Buyer shall have two Calendar Days to choose any of the following options (1) accept the Property in its present condition, (2) negotiate with the Seller for the payment of these repairs or (3) terminate this Contract. The repairs to any other items are the sole responsibility of the Buyer. The obligations of the Seller for repairs terminate upon Closing. If the Seller agrees to make the repairs, the Parties agree to proceed under Contract.

27. ENTIRE AND BINDING AGREEMENT (MERGER CLAUSE): Parties agree that this Contract expresses the entire agreement between the parties, that there is no other agreement, oral/otherwise, modifying the terms and this Contract is binding on Parties and principals, heirs, personal representatives, successors, and assigns. Illegal provisions are severable.

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28. ADJUSTMENTS: Buyer and Seller agree to settle or prorate, annually or as appropriate; as of Closing Date: (A) utilities and waste fees issued after Closing which include service for time Property was owned/occupied by Seller (B) real estate taxes and owner association fees/assessments for the calendar year of Closing (C) any rents, deposits, fees associated with leasing (D) insurance, EMS service, fuel/consumables, and assessments. Closing Attorney shall make tax proration based on the available tax information deemed reliable by the Closing Attorney. Should the tax or tax estimate or proration later become inaccurate or change, Buyer and Seller shall make any financial adjustments between themselves once accurate tax information is available and Buyer takes timely reasonable steps to minimize taxes. This section survives Closing. Buyer is solely responsible for timely and reasonably minimizing the Buyer's taxes and obtaining tax minimization procedural information including related legal counsel and financial counsel.

29. DEFAULT/BREACH OF CONTRACT:

- (A) If Seller defaults in the performance of any of the Seller's obligations under this Contract ("Default"), Buyer may:
 - (i) Deliver Notice of Default to Seller and terminate Contract and
 - (ii) Pursue any remedies available to Buyer at law or equity and
 - (iii) Recover attorneys' fees and all other direct costs of litigation if Seller found in default/breach of Contract.
- (B) If Buyer defaults in the performance of any of the Buyer's obligations under this Contract ("Default"), Seller may:
 - (i) Deliver Notice of Default to Buyer and terminate Contract and
 - (ii) Pursue any remedies available to Seller at law or equity and
 - (iii) Recover attorneys' fees and all other direct costs of litigation if Buyer found in default/breach of Contract.
- (C) If either/both Parties default, Parties agree to sign an escrow deposit disbursement agreement or release agreement.
- (D) Parties may agree in writing to allow a Cure Period for a default. If within the Cure Period, either Party cures the Default and Delivers Notice, Parties shall proceed under the Contract.

30. MEDIATION: To potentially avoid expensive/lengthy/uncertain litigation, Parties may voluntarily/cooperatively decide which mediator to hire, how to pay the mediator, where to meet for mediation talks, and their own settlement agreement. Mediators do not decide settlement outcomes (Parties decide). Mediators merely facilitate the Parties reaching their own settlement and documenting settlement. Parties agree to attempt mediation for any dispute, claim, breach, representations made by any Party/Broker/other (e.g. concealment, misrepresentation, negligence, fraud) or service issues related to this Contract by using the National Association of REALTORS® Mediation Dispute Resolution System (803-772-5206 or www.NAR.REALTOR/policy/mediation or www.screaltors.org/mediation). Parties agree that the duty to attempt mediation survives closing and any signed mediation settlement agreement is binding. Parties agree some matters may proceed without mediation (e.g. foreclosure, action to enforce a mortgage or deed of trust or "rent to own" agreement, unlawful detainer action, file/enforce mechanic's lien, probate issues, interpleader action on earnest money). Parties agree some matters are not a waiver of mediation nor a breach of duty to attempt mediation (e.g. filing judicial action enabling recording notice of pending action, order for attachment/receivership/injunction or other provisional remedies).

31. NON-RELIANCE CLAUSE (NOT A MERGER CLAUSE NOR EXTENSION OF A MERGER CLAUSE): Parties execute this Contract freely and voluntarily without reliance upon any statements, representations, inducements, promises, or agreements by Brokers or Parties except as expressly stipulated or set forth in this Contract. If not contained herein, such statements, representations, inducements, promises, or agreements shall be of no force or effect. Parties acknowledge that Brokers are being retained solely as licensed real estate agents and not as any attorney, tax/financial advisor, appraiser, surveyor, engineer, mold or air quality expert, home inspector, or other professional service provider.

32. BROKER DISCLAIMER: Parties acknowledge that Brokers give no warranties or representations of any kind, expressed or implied as to: (1) condition of the Property, including but not limited to termites, radon, mold, asbestos, moisture, environmental issues, water, waste, air quality, HVAC, utilities, plumbing, electrical or structure, etc. (2) condition of the Property, survey or legal matters, square footage (3) off site conditions (4) schools (5) title including but not limited to easements, encroachments, projections, encumbrances, restrictions, covenants, setbacks, and the like (6) fitness for a particular purpose of the Property or the improvements (7) zoning ordinances and restrictions (8) projected income, value, marketability, taxes, insurance, or other possible benefits to Buyer. Parties consent that their Brokers may communicate with them via any means; and use or disclose information not made confidential by written instruction of Parties.

33. BROKERS COMPENSATION: Parties direct Closing Attorney to use settlement funds to collect and disburse Brokers Compensation to Brokers in accordance with agreements and document compensation on the settlement statement. If a Party disputes Brokers Compensation, that Party agrees to retain a South Carolina law firm to escrow only the disputed amount of Brokerage Compensation until the dispute is resolved by a written agreement signed by that Party and the

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Affected Broker, arbitration award, or court order. Party requesting the escrow shall pay all costs for escrow. If the dispute is not resolved within 180 days of Closing, the escrow shall be disbursed to the Broker. Parties agree that Brokers are third party beneficiaries to this Contract and have standing to seek remedies at law and equity. Parties represent that their only enforceable agency agreements are with the Brokers disclosed in this Contract. Parties consent to Brokers possibly receiving compensation from the HWC and/or others if compensation is paid by in accordance with laws and REALTOR® ethics. NOTICE: THIS IS TO GIVE YOU NOTICE THAT BROKERS HAVE/WILL/MAY RECEIVE COMPENSATION FROM HWC/OTHERS FOR REFERRAL/PROCESSING. YOU ARE NOT REQUIRED TO PURCHASE A HWC OR SIMILAR RESIDENTIAL SERVICE CONTRACT AND IF YOU CHOOSE TO PURCHASE SUCH COVERAGE YOU ARE FREE TO PURCHASE IT FROM ANOTHER PROVIDER.

DISCLOSURE

34. BROKER LIABILITY LIMITATION: Parties agree Brokers provided Parties with benefits, services, assistance, and value in bringing about this Contract. In consideration and recognition of the risks, rewards, compensation and benefits arising from this transaction to Brokers, Parties each agree that they shall pay Brokers' attorneys fees and that Brokers, shall not be liable to either Party or both, either jointly, severally or individually, in an amount exceeding that Broker's Compensation by reason of any act or omission, including negligence, misrepresentation, errors and omissions, or breach of undertaking, except for intentional or willful acts. This limitation shall apply regardless of the cause of action or legal theory asserted against either Broker, unless the claim is for an intentional or willful act. This limitation of liability shall apply to all claims, losses, costs, damages or claimed expenses of any nature from any cause(s), except intentional or willful acts, so that the total liability of either Broker shall not exceed the amount set forth herein. Parties will indemnify and hold harmless and pay attorneys fees for Brokers from breach of contract, any negligent or intentional acts or omissions by any Parties, Inspectors, Professionals, Service Providers, Contractors, etc. including any introduced or recommended by Brokers. Parties each agree that there is valid and sufficient consideration for this limitation of liability and that Brokers are the intended third-party beneficiaries of this provision.

35. ATTACHMENTS, OTHER CONTINGENCIES, TERMS, AND/OR STIPULATIONS: There may be attachments to this Contract. The most recent changes, amendments, attachments, contingencies, stipulations, addendum, additions, exhibits, or writings, agreed to by the Parties; is evidence of the Parties' intent and agreement and shall control any Contract language conflicts. Parties shall initial and date Contract changes. If any documents are attached as addenda, amendments, attachments, or exhibits considered part of this Agreement, they are further identified or described here (e.g. SCR 390, 391, 503, 504, 393, 513, 610): None.

36. NOTICE AND DELIVERY: Notice is any unilateral communication (offers, counteroffers, acceptance, termination, unilateral requests for better terms, and associated addenda/amendments) from one Party to the other. Notice to/from a Broker representing a Party is deemed Notice to/from the Party. All Notice, consents, approvals, counterparts, and similar actions required under Contract must be in paper or electronic writing and will only be effective as of delivery to the Notice address/email/fax written below and awareness of receipt by Broker ("Delivered") unless Parties agree otherwise in writing.

37. Due to potential criminal activity, parties are solely responsible to verify all wiring instructions with law firm/bank and understand that audio/visual surveillance may occur. Parties acknowledge receiving, reading, reviewing, and understanding: this Contract, the SC Disclosure of Real Estate Brokerage Relationships form, any agency agreements, and copies of these documents. Parties acknowledge having time and opportunity to review all documents and receive legal counsel from their attorneys prior to signing Contract.

38. EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at _____ AM PM on _____, _____ unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline: _____

This offer will expire automatically if no action is taken by either party 30 calendar days after the offer's submittal.

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IN WITNESS WHEREOF, this Contract has been duly executed by the Parties as true to the best of their knowledge/belief. If signee is not a Party, appropriate legal documents (e.g. Power of Attorney, Corporate Authorization) are attached or to be Delivered within _____ Calendar Days. Parties shall initial and date all page and changes in this Contract.

BUYER: _____ Date: _____ Time: _____
TBD

BUYER: _____ Date: _____ Time: _____

BUYER: _____ Date: _____ Time: _____

BUYER: _____ Date: _____ Time: _____

NOTICE ADDRESS/EMAIL/FAX:

SELLER: _____ Date: _____ Time: _____
Mary Jo Moore

SELLER: _____ Date: _____ Time: _____

SELLER: _____ Date: _____ Time: _____

SELLER: _____ Date: _____ Time: _____

NOTICE ADDRESS/EMAIL/FAX:

Buyer's Agent/Company

Buyer's Agent's Email Address

Buyer's Agent License #/ LLR Office Code

Buyer's Agent Telephone Number

Danny McLemore
Seller's Agent/Company

dan@themclemoregroup.com
Seller's Agent's Email Address

41648
Seller's Agent License #/ LLR Office Code

(704)564-0351
Seller's Agent Telephone Number

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