

3. OCCUPANCY. As long as the covenants and conditions of this Contract for Sale of Real Estate continue to be performed by the Purchasers, the Purchasers shall have the right to peaceably occupy and possess the above described property without interruption from the Seller or anyone lawfully claiming through Seller. The Purchasers are accepting the subject property in its present "as is" condition, and Seller shall have no further responsibility for maintenance and repairs.

4. TAXES AND INSURANCE. The Purchasers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that they will keep their interest in said improvements upon said premises insured against fire or other perils in a reputable company, authorized to do business in the State of South Carolina, in a sum of not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements on said policy which designate the Seller's interest in the subject property. The Purchasers will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Purchasers fail to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance when due on the purchase price which shall bear the interest at the rate hereinabove provided.

5. DEFAULTS. The Purchasers acknowledge and agree that in the event any of the sums set forth shall not be paid when due (including interest, principal, taxes and insurance) or in the event the Purchasers fail and neglect to carry out any of the terms, conditions and obligations

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