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2. PURCHASE PRICE. As the total purchase and sales price for the above described property, the buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums, which the Buyer reserves the right to prepay in whole or in part at any time, to-wit:

One Hundred Seventy Nine Thousand Five Hundred and no/100ths (\$179,500.00) Dollars to be repaid as follows:

Ten Thousand and no/100ths (\$10,000.00) Dollars which has been previously paid to Uldrick and Company, Inc., as escrow agent; Forty Thousand and no/100ths (\$40,000.00) Dollars cash at closing; and the balance of One Hundred Twenty Nine Thousand Five Hundred and no/100ths (\$129,500.00) Dollars to be payable in monthly installments of \$ 1,554.22 including principal and interest computed at the rate of Twelve (12%) percent per annum on the unpaid balance, the first monthly payment being due May 1, 1983 and a like amount due on the first day of each month thereafter, but the entire amount due of principal and interest may be callable and due and payable to Seller in full at Sellers' option on March 31, 1988. The aforementioned unpaid balance has been amortized over a period of fifteen (15) years as reflected in said monthly payment amount.

3. OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer 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 Buyer is 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 Buyer covenants that he will keep the premises and all improvements now or existing or hereafter erected thereon in good state of repair and maintenance, reasonable wear and tear and damage by fire or other casualty alone excepted; that he will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina in a sum of not less than the full insurance value of said improvements, and deliver to Seller appropriate endorsements on said policies. The Buyer will pay all assessments and property taxes of every kind and nature levied against said property when due. In the event the Buyer fails 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 due on the purchase price which shall bear the interest at the rate hereinabove provided. The Seller shall be named on said insurance policy or policies as the Sellers' interest may appear.