

applied first to interest and then to principal, with the purchaser reserving the right to anticipate payments at any time.

It is understood that a portion of the monthly payment shall be applied to the reduction of a first mortgage held by Fidelity Federal Savings and Loan Association of Greenville, South Carolina.

It is further understood that the Purchaser will pay the County taxes and hazard insurance premium on said property.

It is also agreed that the purchaser is to be responsible and pay for the upkeep and repair of said property and also pay for all utilities.

It is also agreed that the Purchaser will not make any alteration or change without consent of the Seller and agrees to keep the premises in a reasonable good state of repair.

In the event the Purchaser fails to make any payment on or before the time stated in the preceding foregoing or violates any condition of this contract, then this contract shall be terminated at the option of the seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises as liquidated damages for the breach of this contract.

The premise is to be used for residential purposes only and the purchaser agrees not to maintain or permit to be maintained any activity on said premises which would be a nuisance or devalue the property.

The Seller agrees to convey said premises by deed to the Purchaser upon retirement of the existing first mortgage. Said consideration for the conveyance is to be the amount then due on the purchase price and according to the terms of this agreement; Provided, however, the Purchaser shall secure said purchase price by a Purchase Money Mortgage.

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