

Seller is in the amount of One Hundred Nine Thousand Five Hundred and 00/100 (\$101,500.00) Dollars with a monthly payment of One Thousand Ninety and 74/100 (\$1,090.74) Dollars, a rate of interest of Ten (10%) per cent per annum, with the first payment commencing March 10, 1980, and continuing on the 10th day of each successive month thereafter until paid in full.

3. Occupancy. As long as the covenants and conditions of this Bond For Title continue to be performed by Purchaser, Purchaser shall have the right to peaceably occupy and possess the above-described real estate without interruption from the Sellers or anyone lawfully claiming through Sellers.

4. Improvements. Purchaser covenants and agrees that he will keep all improvements now existing or hereinafter erected in good repair, and in the event of Purchaser's default hereunder, Sellers may, at their option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs or the completion of such construction to the balance then due and the same shall bear interest at the rate as hereinabove provided. Provided, however, Sellers may, in addition to making such repairs, declare the entire balance due hereunder in default and exercise any and all remedies provided hereunder or provided by law or equity.

5. Insurance. Purchaser shall keep the improvements now existing or hereafter erected on the property insured, as may be required from time to time by the Sellers, against the loss by fire and any other hazards, in an amount not less than the balance due hereunder, or in such amounts as may be reasonably required by Sellers, and in companies acceptable to them, and that all such policies and renewals thereof shall be held by Purchaser for the benefit of Sellers, and have attached thereto loss payable clauses in favor of, and in form acceptable to Sellers, and that Purchaser shall pay all premiums therefor when due; and Purchaser does hereby assign to Sellers and Southern Bank & Trust Company the proceeds of any policy insuring the premises and do hereby authorize each insurance company concerned to make payment for loss directly to Sellers and Southern Bank & Trust Company, to the extent of the

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