

connection therewith. Seller makes no warranty or representation that this Bond for Title may not in any way constitute a default or breach in such mortgage. In the event that First Federal Savings and Loan Association should declare a default in its mortgage over said condominium unit because of this Bond for Title, Purchaser agreed that he shall on or prior to such time as First Federal initiates any action with respect to said mortgage, pay said mortgage in full, including any accrued but unpaid interest, costs and attorney's fees. Purchaser warrants, covenants and represents that during the term of this Bond for Title he will not cause or permit any lien or other encumbrance to attach to the property described herein.

4. Purchaser agrees that during the term of this Bond for Title he shall be responsible for obtaining fire and casualty insurance covering the property described on Exhibit "A" and shall name as the lost payee First Federal Savings and Loan Association and shall keep such policy in effect and shall forthwith deliver to Seller evidence of such coverage.

5. The 1980 Greenville County and City of Greenville taxes on the property described herein have been prorated as of the date hereof and Purchaser shall be responsible for all future taxes and assessments on the property.

6. In the event Purchaser shall fail to make any payment hereinabove described, and shall fail to cure such default within thirty (30) days after demand for same by Seller, the Seller may elect to declare all of the Purchaser's rights hereunder terminated. Then in such event the Seller shall have the right to reenter the premises, and take full possession and control, and in such event Purchaser shall surrender complete possession of the premises and all improvements thereon and all rights related thereto, to the Seller. If the Seller after such shall reasonably commence an action to procure an adjudication of the termination of the Purchaser's rights hereunder, the Purchaser agrees to pay the expenses of such action together with all costs and a reasonable attorney's fee. Provided, however, Seller may not elect to terminate Purchaser's rights or commence an action if the Seller