

immediately send in his check to the lender for the same amount, or Purchaser may make said payments to a real estate or property management company who will promptly remit their checks to the lender, or Purchaser may pay lender direct. Purchaser agrees to periodically give Seller written evidence that the first mortgage loan is kept on a current basis, as Seller may from time to time request.

4. Seller agrees to simultaneous with the execution of this Bond for Title at Seller's expense, execute and deliver to Seller's ~~Purchaser's~~ attorney a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower rights renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision restrictions, current year taxes which shall be prorated as of this date and the first mortgage against the subject property held by Carolina Federal Savings & Loan Association of Greenville and the second mortgage to be executed by Purchaser unto Seller. Purchasers shall have the privilege to record said deed subject to the conditions stated herein. However, in all events Purchaser agrees to indemnify and hold Seller harmless from any loss Seller may incur from the possibility of any deficiency judgment against Seller that may occur in the event of a mortgage foreclosure by the first mortgage holder.

5. Seller agrees not to encumber said property in the future and any attempt to do so shall be void.

6. Upon execution of this document and thereafter as long as the covenants and conditions of this Bond for Title continue to be performed by the Purchaser, the Purchaser shall have the right to peaceably occupy and possess the above described real property without interruption from the Seller or anyone lawfully claiming through Seller.