

first day of each month thereafter. Purchaser shall have the right to prepay said obligation, in whole or in part, at any time without penalty.

4. 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 hereafter described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

5. The Purchaser covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, 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 insurable value of said improvements, and deliver to Seller appropriate endorsements on said policies. The Purchaser will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Purchaser 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 interest at the rate hereinabove provided.

6. The Purchaser covenants that in the event of any of the sums set forth above shall not be paid when due (including interest, principal, taxes and insurance), or in the event the Purchaser fails and neglects to carry out any of the terms, conditions and obligations set forth in this Bond for Title, the Seller shall give written notice duly transmitted by regular United States Mail addressed to the last known mailing address of the Purchaser notifying the Purchaser of such default, and if the Purchaser fails to remedy such default within sixty (60) days after receipt of such written notice, the Seller may declare this Bond for Title terminated, null and void, and all sums paid hereunder by the Purchaser shall be deemed forfeited with the right of the Seller to retain the same in satisfaction of rental of the premises and, in such event, the Seller shall be discharged in law and equity from any liability to deliver the aforementioned Warranty Deed, and shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying the same, without suit or resort to any court, eviction, foreclosure

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