

the term of this Bond for Title they shall not cause or permit any lien or other encumbrance to attach to the property described herein.

The Buyer and Seller further agree to prorate all taxes on the real estate in question for the current year at such time as the bill thereof is rendered by the taxing authorities of Greenville County, South Carolina. Thereafter, the Buyer agrees to pay all real estate taxes and future assessments thereon as they become due.

Also, the buyer agrees to carry homeowners insurance on the subject property in the minimum amount of \$110,000 naming First Federal Savings and Loan as first mortgagee and Carolina National Bank as a second mortgagee. Seller agrees to rent the subject property for ninety (90) days from the date of this agreement at a rate sufficient to pay the mortgage payments thereon.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of thirty (30) days default by the buyer in making any of the payments herein provided for, then, at the option of the Seller, all rights and interest of the Buyer, under this agreement, may thereupon be declared terminated by the Seller, and in such event, all monies paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental or liquidated damages of said property, and said contract shall thereafter be cancelled or the Seller may take and enjoy any other remedy which may be proper in the premises. In the event of default by Buyer, the Buyer will pay Seller all costs of collection including a reasonable attorney's fee such sums to be added to the balance due on this debt.

This contract may not be assigned, set over, conveyed or transferred in any manner or by any means, without the prior consent of the Seller.



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