

rate hereinabove provided. The Seller shall be named on said insurance policy or policies as the Seller's interest may appear.

For the tax year 1982, the Seller and Buyer shall prorate the payment of the Greenville County taxes within ten (10) days after receipt of the tax notice, the Seller shall mail the tax notice, ordinary mail, to the Buyer at the address below together with his check for eight-twelvths (8/12) of the amount of the tax bill. The Buyer shall be responsible for payment of the remainder of said tax bill. For the years 1983 and thereafter, and so long as this Bond for Title is in effect, the Seller shall mail the county tax notice, ordinary mail, to the Buyer and the Buyer shall be responsible for the payment of the entire tax bill.

(5) DEFAULTS. The Buyer 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 Buyer 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 registered United States Mail, certified receipt requested, addressed to the Buyer at the address set forth below, notifying the Buyer of such default, and if the Buyer fails to remedy such default within ten (10) 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 Buyer 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 or other legal or equitable remedy. Provided, however, that the rights of the Seller herein shall not be construed to exclude any other remedy, suit or action available to Seller in law or equity for the enforcement of this Bond for Title, or the amount due thereon, in which event court costs and reasonable attorney's fees shall be added to the balance of the purchase price due hereunder.

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