

with the first such payment being due March 1st, 1983 and with payments applied first to interest, balance to principal said balance to bear interest at the rate of ten percent (10%) per annum, payable monthly as set forth above. Vol. 1182 p. 824

II

Presently encumbering the aforesaid property is a certain instrument of mortgage executed by owner in favor of First Financial Services, Inc., in the original sum of \$32,340.00 which mortgage was executed June 18, 1982 and appears of record in the REC Office for Greenville County, S. C. in Mortgage Book 1573 at Page 433. The above amount of the mortgage represents a pre-computed balance and the present pay-off on said mortgage is approximately \$17,509.00. Owner from the proceeds paid by the buyer on this date shall pay to the above mortgagee the sum of \$757.50 in order to cover past due payments for the months of January and February presently due thereon. Further, owner shall keep current any and all monthly payments required under the aforesaid mortgage in order to prevent a default thereof. In the event owner should fail to pay when due the above mortgage payments, buyer shall have the right to pay directly to the above mortgagee such monthly amounts as may be due on said mortgage, deducting the same from the monthly payments of \$425.00 required to be paid by the buyer to the owner under this Bond for Title.

III

Buyer shall have a right at any time during the term of this agreement to anticipate without penalty and to pay without penalty any balance due under this agreement. Upon payment of such monies, or upon payment of the balance due hereunder in accordance with the above schedule of payments, owner shall deliver to the buyer a deed in due form of law and with documentary stamps thereto affixed transferring to the said buyer a good, fee simple title to the premises above described, free and clear of all liens and encumbrances except any easements and rights of way or property restrictions relating to said sub-division of record in the REC office and any zoning regulations relating thereto. The county property taxes shall be pro rated as of the date such closing.

IV

Buyer shall take possession of the above premises on March 1, 1983 and thereafter shall be fully responsible for the upkeep, maintenance, if any, required to keep the dwelling situated upon said premises free

Audance & Family (Sister) (Sister) (Sister)

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GREENVILLE, S.C.
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