

sell the property any time during the five year period provided that upon sale the amount owed Seller which would be the principal balance of \$83,950.00, less any prepaid principal, plus any accrued but unpaid interest, shall become due and payable. There is presently a mortgage on the premises in favor of The Palmetto Bank which is in the original amount of \$70,000.00, dated November 10, 1983, recorded in Mortgage Volume 1635, page 27 in the R.M.C. Office for Greenville County on November 11, 1983. Seller covenants and agrees to comply with all the terms of said mortgage and the note it secures; including making all payments when called for.

3. Occupancy. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyers, the Buyers shall have the exclusive right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

4. Taxes and Insurance. The Buyers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; the Buyers shall keep the improvements now existing or hereafter erected on the property insured against loss by fire, hazards, including within the term "extended coverage", and such other hazards as Seller may require; provided that Seller shall not require that the amount of such coverage exceed the amount of coverage required to pay the sums secured by this Bond for Title. The insurance carrier providing the insurance shall be a company authorized to do business in the State of South Carolina, and Buyers shall make all payments when due directly to the insurance carrier.

All insurance policies and renewals thereof shall be in a form acceptable to Seller. Buyers shall promptly furnish to Seller all renewal notices and all receipts of paid premiums. In the event of loss, Buyers shall give prompt notice to the insurance carrier and to the Seller. Seller may make proof of loss if not made promptly by Buyers. There is presently a mortgage in favor of The Palmetto Bank, and said fire insurance policy shall provide for the standard mortgage clause in favor of The Palmetto Bank and John A. Bolen, Inc., as their interest may appear or in a form acceptable to said mortgage holders. The Buyers will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event Buyers fail to pay for such taxes and insurance when due the Seller shall have the right to pay for the same

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