

Savings and Loan Association of Greenville will consent to the transfer of title to the Purchaser and the assumption of this mortgage, and should said First Federal Savings and Loan Association of Greenville refuse its consent to said transfer, the Sellers will be under no obligation to refund any payments made on this Contract, but may retain all payments received by them.

It is further agreed that the Purchaser will keep the said property insured against loss by fire with extended endorsement attached for an amount of not less than \$16,500, and that said Purchaser will pay all premiums due thereon; that the 1970 taxes will be prorated as of the date of this Contract and all taxes thereafter will be paid by the Purchaser.

It is further agreed that the Purchaser agrees to pay for all repairs, maintenance costs and any other expenses in connection with said property.

In the event the Purchaser should fail to make the payments herein provided for or should fail to perform any other covenants or agreements contained herein, then the Sellers herein may terminate this Contract and take immediate possession of the premises, retaining any amount that has been paid thereon as liquidated damages for the breach thereof by the Purchaser or pursue any other remedy available to them under the laws of the State of South Carolina.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, the parties hereunto bind themselves and their heirs, executors, administrators