

6. The Purchaser covenants and agrees to pay for all electrical, water, sewer, telephone, gas or other utility charges, fees, etc. etc. on the subject property during the term of this Agreement.

7. The Purchaser shall not assign this Bond For Title or any part thereof without the express written consent of the Seller herein.

8. This Bond For Title shall be recorded in the RMC Office for Greenville County, South Carolina, and the Seller agrees to pay for all cost and charges incident to such recordation.

9. In consideration of the covenants and agreements on the part of the Seller, the Purchaser agrees to purchase said property and to pay the purchase price, plus interest, taxes, assessments, utilities, insurance, etc. in the manner stipulated above.

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10. Time is of the essence in this Agreement, and upon failure of the purchaser to make any payment under this Agreement when due, the Seller may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages, and be entitled to immediate possession of the premises as in the case of a defaulting tenant at will by summary proceedings in any magistrate's court in Greenville County. In the event this contract is placed in the hands of an attorney for collection, the Purchaser agrees to pay a reasonable attorney's fee together with all costs of collection.

11. All covenants, agreements, terms and conditions herein contained shall apply to and bind the heirs, successors, executors, administrators and assigns of all parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at Greenville, South Carolina, on the date first above written:

WITNESS AS TO SELLER:

Ry. W. W. W.
M. Leonard Seiford

Enos O. Bishop
Enos O. Bishop