

to pay the necessary premiums and charge to the Purchasers the amounts so paid, which amounts shall become part of the principal due under this agreement.

7) The Owner assumes no responsibility whatsoever with respect to maintenance or replacement in the event of loss of the building now situated upon said property. Conversely, Purchasers agree that so long as this agreement is in full force and effect that they will not tear down, demolish and destroy said building situated upon said property and will keep the same in a reasonable state of good repair. Should any major alteration in said building be done by the Purchasers, or any obliteration or demolition thereof desired, the permission of the Owner in writing must first be secured.

8) Should the Purchasers default in payment of the monthly sums due Owner under this Agreement and fail to cure said default within five (5) days after written notice of same by said Owner, then the Owner shall have the right to forthwith terminate this agreement and take immediate possession of the property hereinabove described without resorting to any Court or legal procedure and shall have the further right to retain any and all sums paid hereunder by way of purchase money as liquidated damages, holding the Purchasers liable for any balance of the said purchase monies then due, and said Owner shall have the further right to resort to any and all legal remedies available to said Owner under the statutory laws of the State of South Carolina with respect to recovering possession of said premises or evicting any occupant thereof.

9) Further, should the Purchasers, during the terms of this agreement fail to pay when due any and all property taxes or assessments against said property levied by any municipality or governmental agency, then the Owner shall have the right at her election to either pay the same and add the amount paid to the principal due under this contract, or shall have the further right to declare said contract agreement immediately terminated.

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