

15, 1983 and Seven Hundred Thirty-Four and No/100 (\$734.00) Dollars due each subsequent August 15 and February 15 each and every year thereafter until paid in full; that as further consideration, the Purchaser agrees to assume that certain mortgage given by the Seller to Mrs. John O. Hayes in the original amount of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, said mortgage recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1547 at Page 842, and being dated July 27, 1981.

2. The Purchasers agree to comply with all of the terms and provisions of the said mortgage above referenced together with the terms and provisions of the note executed in conjunction with said mortgage and further agrees to make the monthly mortgage payments directly to Mrs. John O. Hayes; that said monthly mortgage payments by the Purchaser will commence on the first day of September, 1982, and continue until the mortgage is satisfied.

3. After the payment of Four Thousand Four Hundred Four and No/100 (\$4,404.00) Dollars, the Seller will convey unto the Purchaser a fee-simple warranty deed to the above described property, free of all encumbrances, with the exception of the mortgage to Mrs. John O. Hayes described in Paragraph No. 1 above.

4. Taxes are to be prorated as of the date of the execution of this Contract and Purchaser agrees to pay all taxes and assessments accruing after the date hereof and the Purchaser agrees to insure the dwelling in at least the amount of the outstanding indebtedness of the Bond for Title described herein.

5. It is expressly understood that the Purchaser shall maintain said property in a reasonable state of repair, normal wear and tear accepted.