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EXCEPTIONS: NONE

IV.

Purchaser agrees to keep and maintain the premises in a good state of repair throughout the term of this agreement; that he will neither commit nor allow waste thereon, nor any condition or activity not in compliance with state or federal law, or city or county zoning ordinances.

V.

Purchaser agrees to pay all taxes and assessments which may become due or owing on the premises on or after October 30, 1984 and further agrees to obtain and maintain a policy of fire, casualty and hazard insurance on the premises in an amount acceptable to American Federal Bank, F.S.B., The Luthi Mortgage Company, and the Seller, and in no event less than the amount owed at any time hereunder to Seller, and payable to the American Federal Bank, F.S.B., The Luthi Mortgage Company, Seller and the Purchaser, as their respective interests may appear, and furnish to the Seller evidence of prompt payment of all premiums in connection therewith together with a copy of the policy. Should the Purchaser default in either of these provisions, the Seller shall have the right to pay such taxes and maintain such insurance and to protect Sellers' interest hereunder, and any sums expended by the Seller in this regard shall be added to and be collectible as a part of the indebtedness represented hereby and become immediately due and payable.

Upon default of any of the terms or conditions of this Contract by the Purchaser, the Seller shall have the right and option to re-enter and take

RONNIE E. SMITH
ATTORNEY AT LAW
P. O. BOX 1228
EASLEY, S. C. 29641
KELVIN R. KEARSE
ASSOCIATE ATTORNEY

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