

2. The Buyer shall pay when due all property taxes to be assessed against said property commencing with the year 1974. Likewise, the Buyer shall pay when due the premium upon an insurance policy insuring the dwelling located upon said premises against fire and windstorm and other perils in such amounts as may be required by Fidelity Federal Savings and Loan Association. Said policy of insurance shall carry on its face a notation under the mortgagee section that the Buyer has an interest in said premises.
3. The Buyer shall keep and maintain the premises in first class condition, subject only to reasonable wear and tear due to the occupancy of the dwelling situate upon said property. No alterations will be made upon or to the dwelling situate upon nor shall the same be subleased to any tenant without the written approval being first secured from the Seller.
- OK
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END. 4. The Seller will convey by good, fee simple warranty deed to the Buyer the above described property upon the occurrence of either of the following events; providing the Buyer has paid in full the note of \$1585.00 described in Subparagraph (c) of Paragraph 1 above:
 - (a) Payment by the Buyer of the balance due under the mortgage held by Fidelity Federal Savings and Loan Association above referred to and recorded in the RMC Office for said County in Mortgage Book 1266 at Page 378; or
 - (b) Upon the Fidelity Federal Savings and Loan Association approving transfer of said title to the Buyer and assumption by the latter as owner of the mortgage indebtedness then existing under the above referred to mortgage recorded in said mortgage book 1266 at Page 378. The conveyance of said title shall be subject to the following: any and all property or building restrictions relating to the above described property as the same appear of record in said RMC Office and any and all easements, rights-of-way or zoning regulations, if any, then relating to said property as may appear of record.
4. Should the Buyer default in payment of the monies set forth in subparagraphs (c) and (d) of Paragraph 1, Page 1, above or should the Buyer fail to observe or breach any of the other conditions set forth in this Bond for Title then the Seller may forthwith without any notice, demand, notice of protest or dishonor made upon the Buyer, at his sole election, declare said Bond for Title forever terminated and cancelled. It is expressly understood and agreed that time is of the essence of this Agreement and that upon default as above set forth by the Buyer that the Seller may retain by way of liquidated damages in lieu of a reasonable rental for the use of the Buyer of said property, any and all monies paid to the Seller pursuant to this Bond for Title and the Seller expressly waives any and all claim or right thereto. In addition to the above remedy, the Buyer shall have any and all other remedies available to him under the Statutory Laws of South Carolina with reference to any breach of this Agreement by the Buyer including the right to evict the Buyer should such be necessary.
5. The Seller shall be responsible for payment of the December payment for the year 1973 due Fidelity Federal Savings and Loan Association under the mortgage instrument above referred to recorded in Mortgage Book 1266 at Page 378.
6. This Agreement shall be fully binding in all of its terms and conditions upon each of the parties hereto and his respective heirs, executors and administrators and assigns.

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