

2. The Purchasers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone accepted; that they will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina, in a sum not less than Thirty-Six Thousand (\$36,000.00) Dollars and deliver to the Sellers appropriate endorsements on said policy or policies. The Purchasers will pay all assessments, such as county road paving assessments, for public services rendered which assessments are levied against the premises when due, beginning with the year 1975. If the Purchasers fail to pay for such assessments and insurance when due, the Sellers shall have the right to pay for the same and add the cost thereof to the balance due on the purchase price, which shall bear interest at the rate hereinabove provided. The Sellers agree to pay the real property taxes levied against the premises when due from the escrow account set forth in Paragraph 2 hereinabove. If the amounts paid by the Purchasers toward said escrow account are not sufficient to pay the said taxes, Purchasers agree to pay the difference due to Sellers. If the Purchasers fail to pay for such difference due, the Sellers shall have the right to pay for the same and add the cost thereof to the balance due on the purchase price, which shall bear interest at the rate hereinabove provided. If the Sellers fail to pay the real property taxes as hereinabove provided, the Purchasers shall have the right to pay the same and subtract the cost thereof from the balance due on the purchase price, which new balance shall bear interest at the rate hereinabove provided.

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