

principal and accrued interest thereon. Said installments to commence on February 28, 1979, and shall continue on the anniversary date thereof in 1980, 1981, and 1982 (the "Purchase Money").

Buyer acknowledges that the Property is purchased subject to an existing mortgage given by Seller to Carolina Federal Savings and Loan Association dated March 13, 1978, in the original principal amount of \$1,650,000 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 1425 at page 823, which Note and Mortgage have been endorsed and transferred to Federal Home Loan Mortgage Corporation. The monthly payments on said Mortgage are \$13,887.50 due and payable on the first day of each month until paid, to Carolina Federal Savings and Loan Association as required by the Note and Mortgage, receipt for such payments to be delivered to Seller within ten (10) days of the first of each month.

The Buyer further agrees to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter, the Buyer agrees to pay all real estate taxes thereon by December 15th of each year. The Buyer also agrees to maintain fire and comprehensive liability insurance to adequately protect the Seller's interest during the terms of the Bond for Title. Buyer agrees to provide copies of said insurance policies to Seller showing Seller and Carolina Federal Savings and Loan Association as Loss Payee at least to the extent of their respective interests.

THE CONDITION OF THIS BOND IS that if the Buyer ("Obligee"), shall pay the Purchase Money in manner and in all respects as aforesaid stipulated; the said Seller ("Obligor"), shall, on the completion of said payment, cause to be delivered a good and sufficient Warranty Deed of Conveyance in Fee Simple of the Subject Premises to the said Obligee with renunciation of dower, if any be required and free of all encumbrances by way of mortgage, judgment, or otherwise except as shall be set forth in the Purchase Agreement as the "Permitted Encumbrances," and a Bill of Sale of Personalty, which have been executed and placed in Escrow by Escrow Agreement of even date, respectively, (the "Conveyances") and all other documents required by the terms of the Purchase Agreement, all costs, taxes and charges for which have been fully paid to the Obligee to the extent of Obligor's obligation; then, upon such Conveyances being absolute, this obligation is to be void and of no effect, or else it shall remain in full force and virtue.

In addition to the Condition aforesaid that the Purchase Money be paid, the Conveyances shall be conditioned, unless waived by Obligee, upon the due and valid consent and agreement by the holder of the First Mortgage to the purchase and sale of the Business on the terms of the Purchase Agreement and the resale and assignment thereof by Obligee to CONTINENTAL ASSOCIATES and on such terms as shall be acceptable to Obligee including, without limitation, waivers or written assurances regarding provisions of the First Mortgage as set forth in Exhibit E-4 of said Purchase Agreement, except any thereof which Obligee shall waive, such consent, agreement