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be released from any further liability hereunder. In the event of such an assignment and/or delegation, the assignee and/or delegee shall have the same rights and liabilities that the Purchaser has hereunder.

4. When the balance due under this Bond for Title has been paid in full to the Seller, Seller agrees to deliver to Purchaser a general warranty deed, in statutory form, free and clear of all liens and encumbrances of record except as to restrictions, easements, and/or rights of way of record, as of the date hereof and the existing mortgage with South Carolina Federal Savings and Loan Association.

5. Purchaser shall hold possession of the premises and shall enjoy same unless and until there is a default of this contract. In the event of a default, Purchaser shall quietly surrender possession of the premises to the Seller or to the Seller's designee. In the event the Purchaser shall fail to quietly surrender possession of the premises, the Seller shall be entitled to reimbursement for all costs and expenses involved in retaking possession of the premises, including a reasonable attorney's fee.

6. It is agreed that should the Purchaser at any time be in default of payment of any amount due hereunder for a period of more than thirty (30) days after written notice thereof and demand for compliance, the Seller shall have the right to retake possession of the premises, and shall have no further obligations or liabilities to the Purchaser and the Purchaser shall forfeit any amounts theretofore paid under the contract, but shall have no further liability so long as the Purchaser shall have peacefully surrendered possession of the premises, returning the premises in their present condition, reasonable wear and tear excepted.

7. Seller shall have the right at any time at Seller's sole option and expense to convert this Contract into a deed to Purchaser

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