

hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto.

2. In the meantime and until such deed shall be delivered, and so long as Buyer shall not be in default under the other conditions stated herein, the Owner shall and does permit and suffer the said Buyer peaceably and quietly to hold and enjoy the said premises.

3. In the event Buyer shall fail to make any of the aforesaid payments by the fifth (5th) of each month, a late charge of ten (10%) shall be added to said monthly payment.

4. In the event Buyer shall fail to make any of the aforesaid payments when due, or shall otherwise default on or fail to satisfy one of the conditions hereof, and if Buyer shall fail to make such payment or cure such default after thirty (30) days written notice, then and in such event the Owner shall have the right to re-enter the premises, and take full possession and control, and in such event Buyer shall surrender complete possession of the premises and all improvements thereon to the Owner. In such event, any and all previous payments made to the Owner with respect to the property, including previous installments made under this Bond for Title, shall remain the property of and shall be forfeited to the Owner as rental for use of the premises prior to such retaking of possession. In the event of such default, the Owner shall have the option of allowing Buyer to remain in possession of the premises and to accept such installment at a later date, provided that the amount of any such installment not paid when due shall bear interest until paid at the rate of ten (10%) per cent per annum.

5. It is understood and agreed by Owner and by Buyer that the real property described herein is currently subject to the mortgage to Nancy D. Franks dated November 2, 1979 and recorded in the RMC Office for Greenville County in Mortgage Book 1487 at Page 124 on November 5, 1979. When all obligations of Buyer stated herein have been paid in full, title to the property will be conveyed to Buyer as hereinabove provided, free and clear of such mortgage lien.

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