

the Lender for the same amount, or Buyers may make said payments to a real estate or property management company who will promptly remit their checks to the lender, or Buyers may pay the Lender direct. Buyers agree to periodically give Sellers written evidence that the first mortgage loan is kept on a current basis, as Sellers may from time to time request.

3. Buyers may enter into possession of premises forthwith; Sellers acknowledge that all of their possessions have been removed from said property.

4. Sellers acknowledge that they have received the full payment of the purchase price to which they are entitled and Sellers agree to, simultaneous with the execution of this Bond for Title, at Sellers expense, execute and deliver to Buyers or Buyers' attorney a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision restrictions, current year taxes which shall be prorated as of this date and the first mortgage against the subject property held by Fidelity Federal Savings & Loan Association of Greenville. Buyers shall have the privilege to immediately record said deed or to hold said deed and record the same at some subsequent date. However, in all events Buyers agree to indemnify and hold Sellers harmless from any loss Sellers may occur from the possibility of any deficiency judgment against Sellers that may occur in the event of a mortgage foreclosure by the first mortgage holder. At the time the deed is recorded Buyers will secure a release of liability of Sellers from Lender.

5. Sellers agree that having conveyed all their interest in the subject property to Buyers and received their full equity therefor,, that Sellers have no right to encumber said property in the future and any attempt to do so shall be void. Notice is given to all parties, including future creditors of Sellers, that Sellers interest in said property is hereby transferred to the cash monies they have received at this closing.