

- C. Items B.i and B.ii, are evidenced by a promissory note executed by Purchasers on the date first above written.
- D. Upon payment of sum set forth in Item A and B.i, Sellers agree to convey title by fee simple warranty deed, free and clear of encumbrance or lien with the exception of easements, restrictions, and right-of way of record, if any, affecting the above described property. Said deed to be held in escrow by Curtis E. Elmore, Attorney-At-Law, pending compliance with all terms and conditions as herein set forth.
- E. Item B.ii is evidenced by a first Mortgage on the subject property. Said first Mortgage to be held in escrow by Curtis E. Elmore, Attorney-At-Law, pending compliance with all terms and conditions as herein set forth.
- F. Said Deed (Item D) and said Mortgage (Item E) to be recorded by Curtis E. Elmore, in the RMC Office for Greenville County, South Carolina upon compliance of terms and conditions as set forth in Item A and B.i.
3. County taxes for 1981 to be paid by Sellers.
4. The Purchasers covenant and agree to maintain the premises in good repair and pay for any and all improvements, if any, on the subject property.
5. The Purchasers covenant and agree to pay for all electrical, water, sewer, telephone, gas or other utility charges, fees, if any, on the subject property during the term of this Agreement.
6. The Purchasers shall not assign this Bond For Title or any part thereof without the express written consent of the Sellers herein.
7. This Bond For Title shall be recorded in the RMC Office for Greenville County, South Carolina. The Purchasers agree to pay for all cost and charges incident to such recordation.
8. In consideration of the covenants and agreements on the part of the Sellers, the Purchasers agree to purchase said property and to pay the purchase price, plus interest, taxes, assessments, utilities, etc. in the manner stipulated above.

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