

for Greenville County in Mortgage Book 1448 at page 337, in favor of Carolina Federal Savings and Loan Association, Greenville, South Carolina. The Purchaser shall begin on April 1, 1980 making monthly payments on the said note and mortgage at Carolina Federal Savings and Loan Association each in the amount of \$385.27 and continue making such payments on the first day of each month thereafter until paid in full, with the final payment being due November 1, 2008. It is the understanding and intention of the parties that the Purchaser shall not be required to assume the mortgage balance with Carolina Federal but it is the parties' agreement that the Purchaser shall make all monthly payments as called for in the said note and mortgage.

The Purchaser agrees to perform all of the conditions, terms, requirements and covenants required of said note and mortgage and will hold the Seller free and harmless from the performance of any of its terms.

Both of the parties hereto agree not to do, cause or permit anything to be done that will cause or create a default in any of the terms or provisions of the said Carolina Federal note and mortgage. The Purchaser, in making the monthly payments to Carolina Federal as provided for hereunder, shall do so in a timely manner so as to avoid a default under the payment requirements of the said note and mortgage, and will further agree to pay any accrued interest or late charges in the event of a late payment.

Upon payment in full of the purchase price as set forth above, the Seller does hereby covenant, warrant and agree to execute and deliver to the purchaser a good, fee simple, General Warranty Deed to the property, with sufficient stamps duly affixed thereon. The Seller hereby warrants and covenants that said conveyance shall be free from all encumbrances, liens and title defects or assessments.

The Purchaser shall be responsible for and pay any and all property taxes due on said property for the year 1980 and all subsequent years.

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