

- a. Five Thousand (\$5,000.00) Dollars payable upon execution of this document, the receipt of which is hereby acknowledged by Seller.
- b. Seventeen Thousand Five Hundred (\$17,500.00) Dollars amortized over thirty (30) years at the interest rate of twelve (12%) per cent, payable in twenty-three (23) consecutive monthly payments of One Hundred Eighty and 01/100 (\$180.01) Dollars beginning July 10, 1980 and being due and payable on the tenth day of each month thereafter, and a final payment on or before June 10, 1982 for the entire remaining indebtedness due.
- c. If the Buyers choose to obtain other financing in order to satisfy the aforesaid indebtedness, the Seller hereby agrees to pay up to One Thousand (\$1,000.00) Dollars of the closing costs incurred, including but not limited to discount points.

3. Occupancy. Upon execution of this document and thereafter, as long as the covenants and conditions of this Bond for Title continue to be performed by the Buyers, the Buyers shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

4. Maintenance, Taxes and Insurance. The Buyers covenant that they will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted, that they will keep said improvements now or hereafter erected upon said premises insured against fire or other perils in a reputable company or companies, authorized to do business in the State of South Carolina in a sum of not less than the full insurable value of said improvements. The Buyers will pay all assessments and property taxes of every kind and nature levied against the premises when due. In the event the Buyers fail to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance due on the purchase price.

5. Defaults. The Buyers covenant that in the event any of the sums set forth above shall not be paid when due (including principal, taxes and insurance), or in the event the Buyers fail and neglect to carry out any of the terms, conditions and obliga-

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