

acknowledges having received. Said conveyance of good and marketable fee simple title to Purchaser shall also include all of the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining thereto. Seller agrees that she has the authority to enter into this Bond for Title and can convey a marketable title with proper statutory warranty deed upon the payment of the sums referred to above and agree to affix the stamps thereto.

2. Seller agrees that she shall establish an account in her name at First National Bank of South Carolina into which Purchaser shall on or before the first day of each month deposit the sum of \$218.30, which sum shall be utilized by Seller to make monthly payments to First Federal Savings and Loan Association under the mortgage encumbering said condominium Unit 6-C, said mortgage being dated June 8, 1979, in the original principal amount of \$22,700 and recorded June 8, 1979 in the Office of the R.M.C. for Greenville County, South Carolina in R.E.M. Book 1469 at Page 557. Purchaser further agrees to make monthly regime fee payments in the amount of \$52.25 commencing on July 1, 1980 to the appropriate party managing the McDaniel Heights Condominium Association and to pay all City and Greenville County taxes and assessments on said Unit commencing with City taxes due by October 31, 1980 and each year thereafter. Purchaser and Seller agree that the mortgage payments to First Federal Savings and Loan Association, Greenville City and County taxes, and the condominium regime fee shall not be prorated and the responsibility for all of such payments shall be that of Purchaser commencing July 1, 1980.

3. Purchaser shall not at any time take any action which would increase the principal balance of said mortgage to First Federal Savings and Loan Association and shall cause said mortgage to be satisfied of record upon the making of the last payment due thereunder by Seller. In the event Seller fails to make mortgage payments as and when due to First Federal Savings and Loan Association Purchaser shall have the right to cure any default under such mortgage and apply any funds due Seller in