

2. PURCHASE PRICE. As the total purchase and sales price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sum or sums, to wit:

The agreed sales and purchase price is \$105,000.00 payable as follows:

- \$1,000.00 upon signing of Option to Purchase Real Estate, dated September 17, 1979;
- \$15,000.00 upon signing of the within Bond for Title, receipt thereof is hereby acknowledged;
- \$89,000.00 Bond for Title for a period of eight (8) years. Said payments to be computed and paid annually in the amount of \$11,125.00, plus interest at the rate of nine (9%) per cent per annum, commencing one year from date and continuing on the same day of each year thereafter for a period of eight years, at which time the entire amount of principal and interest shall be due in full. Payments to be applied first to interest and then to principal, all interest not paid when due to bear interest at the same rate as principal.

3. OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer 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. The Buyer is accepting the subject property in its present "as is" condition, and Seller shall have no further responsibility for maintenance.

4. TAXES AND INSURANCE. The Buyer covenants that it will keep the premises and all improvements 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 it will keep said improvements 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 not less than the full insurable value of said improvements, and deliver to Seller appropriate endorsements

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